

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7/101-103 Orrong Crescent, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000 & \$525,000

### Median sale price

Median price \$675,000 Property Type Unit Suburb Caulfield North

Period - From 01/07/2023 to 30/06/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	104/135 Inkerman St ST KILDA 3182	\$499,000	02/09/2024
2	9/113-115 Chapel St ST KILDA 3182	\$528,000	20/08/2024
3	5/146 Alma Rd ST KILDA EAST 3183	\$522,500	25/03/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/09/2024 09:26

Jason Isaacs  
03 8532 5200  
0488 700 789

jason.isaacs@belleproperty.com

**Indicative Selling Price**

\$495,000 - \$525,000

**Median Unit Price**

Year ending June 2024: \$675,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**104/135 Inkerman St ST KILDA 3182 (REI)**

Agent Comments

2 2 -

**Price:** \$499,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** Apartment



**9/113-115 Chapel St ST KILDA 3182 (REI)**

Agent Comments

2 1 1

**Price:** \$528,000

**Method:** Private Sale

**Date:** 20/08/2024

**Property Type:** Apartment



**5/146 Alma Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$522,500

**Method:** Private Sale

**Date:** 25/03/2024

**Property Type:** Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018