

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 3/81-85 Orrong Crescent Caulfield North, 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,145,000

## Median sale price

Median price \$2,230,000 Property type Townhouse Suburb Caulfield North

Period - From 01/06/2022 to 30/09/2022 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
22/3 Wilks Street Caulfield North 3161	\$1,360,000	27/07/2022
2/1a Carnarvon Road Caulfield North 3161	\$1,175,000	03/12/2022

**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: 07/12/2022