

## 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

123 Orrong Road, 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)

Single price \$1,465,000

#### Median sale price

Median price \$1,710,000

House

X

Unit

Suburb

Caulfield North

Period - From 01/10/2018

to

31/12/2018

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		
2		
3		

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.



 4  2  1

**Rooms:**

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**49 Edward St ELSTERNWICK 3185 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 23/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 380 sqm approx



**30 Hartington St ELSTERNWICK 3185 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$1,480,000

**Method:** Sale

**Date:** 02/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 387 sqm approx

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.