

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 3/152-154 Orrong rd Caulfield North

Indicative selling price

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

Single price \$ or range between \$1,500 000 & \$1,650 000

Median sale price

Median price \$1,822 000 Property type House Suburb Caulfield North

Period - From 1/04/2020 to 30/06/2020 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 8A Albert street Caulfield North	\$1,880 000	8/7/2020
2 2/21 Allison Street Elsternwick	\$1,650 000	30/3/2020
3 7A Devon street Caulfield North	\$1,659 000	27/6/2020

OR

This Statement of Information was prepared on: 8/7/2020