

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 1/46 Orrong Crescent, Caulfield North Vic 3161

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$665,000 Property type Unit Suburb Caulfield North

Period - From 13/05/2023 to 12/05/2024 Source REIV

Comparable property sales

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
2/1 Linlithgow Av CAULFIELD NORTH 3161	\$826,500	14/04/2024
1/26 Blenheim St BALACLAVA 3183	\$812,000	22/03/2024
4/69 Normanby Rd CAULFIELD NORTH 3161	\$802,500	02/03/2024

This Statement of Information was prepared on: 13/05/2024