

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

4/312a Orrong Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$830,000

Median sale price

Median price

\$671,250

House

Unit

X

Suburb

Caulfield North

Period - From

01/07/2017

to

30/09/2017

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	1/169 Hotham St ST KILDA EAST 3183	\$965,000	26/11/2017
2	2/1 Muntz St CAULFIELD NORTH 3161	\$868,000	29/10/2017
3	3/44-46 Halstead St CAULFIELD NORTH 3161	\$850,500	10/12/2017

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.



3 1 1

Rooms: 4
Property Type: Apartment
Land Size: 124 sqm approx
 Agent Comments

Indicative Selling Price
 \$830,000

Median Unit Price
 September quarter 2017: \$671,250

Comparable Properties



1/169 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

3 2 1

Price: \$965,000
Method: Private Sale
Date: 26/11/2017
Rooms: -
Property Type: Apartment



2/1 Muntz St CAULFIELD NORTH 3161 (REI)

Agent Comments

3 2 1

Price: \$868,000
Method: Auction Sale
Date: 29/10/2017
Rooms: 5
Property Type: Apartment



3/44-46 Halstead St CAULFIELD NORTH 3161 (REI)

Agent Comments

3 1 1

Price: \$850,500
Method: Auction Sale
Date: 10/12/2017
Rooms: 5
Property Type: Apartment