

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 2/370 Orrong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$566,500 House Unit X Suburb Caulfield North

Period - From 01/01/2019 to 31/03/2019 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	8/154 Alma Rd ST KILDA EAST 3183	\$546,500	25/05/2019
2	6/306-308 Dandenong Rd ST KILDA EAST 3183	\$543,000	31/05/2019
3	310/171-173 Inkerman St ST KILDA 3182	\$535,000	15/06/2019

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



8/154 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$546,500

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: Apartment



6/306-308 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$543,000

Method: Private Sale

Date: 31/05/2019

Rooms: -

Property Type: Apartment



310/171-173 Inkerman St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Auction Sale

Date: 15/06/2019

Rooms: -

Property Type: Apartment