

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

305/356 Orrong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Caulfield North

Period - From 01/04/2021

to 31/03/2022

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	7/37 Park St ELSTERNWICK 3185	\$650,000	26/04/2022
2	10/101-103 Orrong Cr CAULFIELD NORTH 3161	\$620,000	27/02/2022
3	206/37 Park St ELSTERNWICK 3185	\$600,000	04/05/2022

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.~~

This Statement of Information was prepared on:

08/05/2022 15:22



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending March 2022: \$700,000

Comparable Properties



7/37 Park St ELSTERNWICK 3185 (REI)

Agent Comments

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 26/04/2022

Property Type: Apartment



10/101-103 Orrong Cr CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  2  1

Price: \$620,000

Method: Auction Sale

Date: 27/02/2022

Property Type: Apartment



206/37 Park St ELSTERNWICK 3185 (REI)

Agent Comments

 2  2  1

Price: \$600,000

Method: Sold Before Auction

Date: 04/05/2022

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000