

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

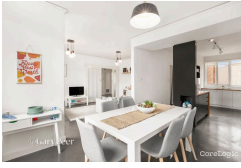
2/14 SEBASTOPOL STREET CAULFIELD NORTH VIC 3161	\$797,500	10-May-24
3/139A ALMA ROAD ST KILDA EAST VIC 3183	\$898,000	25-Aug-24
2/34 ELIZABETH STREET ELSTERNWICK VIC 3185	\$830,000	17-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 25 September 2024

McGrath St Kilda
 M 0433896337
 E shannonkelly@mcgrath.com.au



**2/14 SEBASTOPOL STREET
 CAULFIELD NORTH VIC 3161**

3 1 -

Sold Price **\$797,500** Sold Date **10-May-24**

Distance **1.03km**



**3/139A ALMA ROAD ST KILDA
 EAST VIC 3183**

3 1 1

Sold Price ^{RS} **\$898,000** Sold Date **25-Aug-24**

Distance **1.07km**



**2/34 ELIZABETH STREET
 ELSTERNWICK VIC 3185**

3 1 -

Sold Price **\$830,000** Sold Date **17-Aug-24**

Distance **1.78km**

RS = Recent sale **UN** = Undisclosed Sale

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