

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

11/101-103 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)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,499

Property type

Unit

Suburb

Caulfield North

Period-from

01 Oct 2020

to

30 Sep 2021

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

3/694 Inkerman Road Caulfield North VIC 3161	\$510,000	08-Apr-21
2/22 Sycamore Grove Balaclava VIC 3183	\$515,500	09-Jul-21
2/2 Carnarvon Road Caulfield North VIC 3161	\$503,000	17-Apr-21

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: 05 October 2021

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3/694 Inkerman Road Caulfield North VIC 3161
 2
  1
  1

Sold Price

\$510,000

Sold Date

08-Apr-21

Distance

1.33km
2/22 Sycamore Grove Balaclava VIC 3183
 2
  1
  1

Sold Price

\$515,500

Sold Date

09-Jul-21

Distance

1.6km
2/2 Carnarvon Road Caulfield North VIC 3161
 2
  1
  1

Sold Price

\$503,000

Sold Date

17-Apr-21

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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