

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 306/356 Orrong Road Caulfield North 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between \$380,000 & \$415,000

## Median sale price

Median price \$738,000 Property type Apartment Suburb Caulfield North

Period - From 01/01/2022 to 31/03/2022 Source REIV

## Comparable property sales

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
4/472 Dandenong Road Caulfield North 3161	\$426,000	01/04/2022
202/402 Dandenong Road Caulfield North 3161	\$379,000	18/02/2022
14/1 Whitehall Court Caulfield North 3161	\$380,000	10/02/2022

This Statement of Information was prepared on: 04/05/2022