

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 111/356 Orrong Road, Caulfield North, VIC 3161

Indicative selling price

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

Single price \$349,000 or range between &

Median sale price

Median price \$637,500 Property type Unit Suburb CAULFIELD NORTH
Period - From 27/02/2023 to 26/02/2024 Source core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	13/789 Malvern Road Toorak Vic 3142	\$335,000	2024-01-07
2	17/209 Dandenong Road Windsor Vic 3181	\$385,000	2023-12-06
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This Statement of Information was prepared on: 27/02/2024

