

# 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

86 ORRONG CRESCENT, CAULFIELD NORTH VIC 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price:

\$1,650,000

### Median sale price

Median price

\$2,095,000

Property type

UNITS

Suburb

CAULFIELD NORTH VIC 3161

Period – From

14/06/2021

to

14/06/2022

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

19 RAILWAY AVENUE, ARMADALE VIC 3143	\$1,750,000	13/05/2022
21 STANHOPE STREET, ARMADALE VIC 3143	\$1,670,000	19/02/2022
10 ELM GROVE, BALACLAVA VIC 3183	\$1,653,000	26/03/2022

This Statement of Information was prepared on:

14/06/2022