

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

2/7 Orrong Crescent, Caulfield North Vic 3161

Indicative selling price

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

Range between \$2,250,000 & \$2,450,000

Median sale price

Median price \$2,860,000 Property Type House Suburb Caulfield North

Period - From 01/10/2019 to 31/12/2019 Source REIV

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 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
1	9b Fitzgibbon Cr CAULFIELD NORTH 3161	\$2,650,000	03/11/2019
2	21a Orrong Cr CAULFIELD NORTH 3161	\$2,430,000	07/10/2019
3	399b Glen Eira Rd CAULFIELD NORTH 3161	\$2,310,000	27/10/2019

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 six months.~~

This Statement of Information was prepared on:

25/02/2020 15:30



Property Type:
Agent Comments

Indicative Selling Price
\$2,250,000 - \$2,450,000
Median House Price
December quarter 2019: \$2,860,000

Comparable Properties

9b Fitzgibbon Cr CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$2,650,000
Method: Private Sale
Date: 03/11/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 335 sqm approx

21a Orrong Cr CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$2,430,000
Method: Private Sale
Date: 07/10/2019
Property Type: Townhouse (Single)
Land Size: 381 sqm approx

399b Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$2,310,000
Method: Auction Sale
Date: 27/10/2019
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 376 sqm approx