

# 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

1/370 Orrong Road, 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$642,500 Property Type Unit Suburb Caulfield North

Period - From 01/04/2023 to 31/03/2024 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	5/15 Narong Rd CAULFIELD NORTH 3161	\$640,000	05/03/2024
2	1/35 Kooyong Rd ARMADALE 3143	\$630,000	15/03/2024
3	5/1 The Avenue WINDSOR 3181	\$630,000	28/02/2024

**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:

29/05/2024 15:54



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/15 Narong Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** Unit



**1/35 Kooyong Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** Apartment



**5/1 The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 28/02/2024

**Property Type:** Apartment