

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

2/206 Orrong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,710,000 House ☒ Unit ☐ Suburb Caulfield North

Period - From 01/10/2018 to 31/12/2018 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	8 Boondara Gr ST KILDA EAST 3183	\$1,635,000	28/10/2018
2	2/50 Langdon Rd CAULFIELD NORTH 3161	\$1,530,000	31/07/2018
3	4/37-41 Milburn Gr ST KILDA EAST 3183	\$1,465,000	07/10/2018

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.



 3  2.5  2

Rooms:

Property Type: Townhouse
(Res)/House

Agent Comments

Comparable Properties



8 Boondara Gr ST KILDA EAST 3183 (REI/VG) Agent Comments

 4  2  2

Price: \$1,635,000

Method: Auction Sale

Date: 28/10/2018

Rooms: 6

Property Type: House (Res)

Land Size: 234 sqm approx



2/50 Langdon Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

 3  2  2

Price: \$1,530,000

Method: Sold Before Auction

Date: 31/07/2018

Rooms: 5

Property Type: House (Res)

Land Size: 453 sqm approx



4/37-41 Milburn Gr ST KILDA EAST 3183 (REI) Agent Comments

 4  2  2

Price: \$1,465,000

Method: Auction Sale

Date: 07/10/2018

Rooms: 6

Property Type: Townhouse (Res)