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<br>Including suburb and postcode | 101/356 Orrong Road, Caulfield North Vic 3161 |

## Indicative selling price

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

Single price $575,000

## Median sale price

Median price $670,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2022 to 31/12/2022 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 | 205/356 Orrong Rd CAULFIELD NORTH 3161 | $642,500 | 24/12/2022 |
| 2 | 101/356 Orrong Rd CAULFIELD NORTH 3161 | $625,000 | 22/08/2016 |
| 3 | | | |

**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: 16/03/2023 12:25

RT Edgar



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$575,000
**Median Unit Price**
December quarter 2022: $670,000

# Comparable Properties



**205/356 Orrong Rd CAULFIELD NORTH 3161 (REI/VG)**

2 1 2

Agent Comments

**Price:** $642,500
**Method:** Private Sale
**Date:** 24/12/2022
**Property Type:** Unit

**101/356 Orrong Rd CAULFIELD NORTH 3161 (VG)**

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Agent Comments

**Price:** $625,000
**Method:** Sale
**Date:** 22/08/2016
**Property Type:** Flat/Unit/Apartment (Res)

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.

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

propertydata.com.au

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