## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 86 Orrong Crescent, Caulfield North Vic 3161

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,550,000		&		\$1,650,000					
Median sale p	rice									
Median price	\$2,280,000	Pro	operty Type	Hou	se		Suburb	Caulfield North		
Period - From	13/05/2023	to	12/05/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11 Malakoff St CAULFIELD NORTH 3161	\$1,737,000	18/02/2024
2	13 Stanhope St ARMADALE 3143	\$1,670,000	22/04/2024
3	8 Normanby Av CAULFIELD NORTH 3161	\$1,575,000	24/03/2024

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:

13/05/2024 13:30





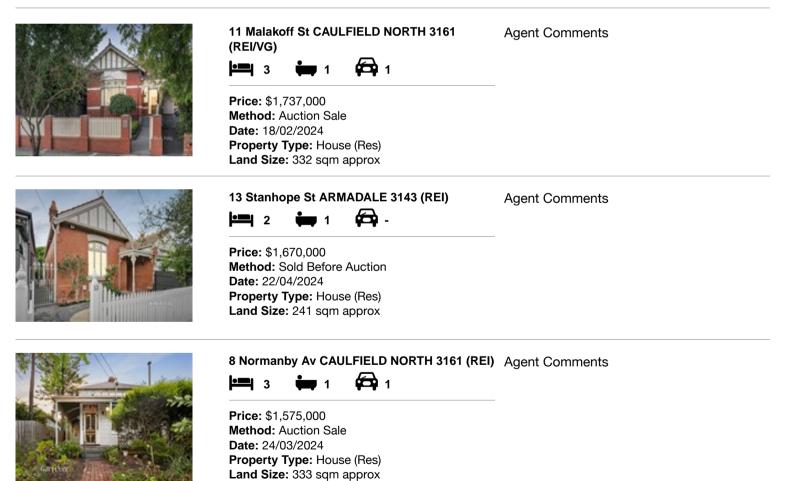




**Property Type:** House Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price 13/05/2023 - 12/05/2024: \$2,280,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9864 5000





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