

# 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 86 Orrong Crescent, 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 \$1,550,000 & \$1,650,000

### Median sale price

Median price \$2,280,000 Property Type House Suburb Caulfield North

Period - From 13/05/2023 to 12/05/2024 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	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



3   1   2

**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



**11 Malakoff St CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,737,000

**Method:** Auction Sale

**Date:** 18/02/2024

**Property Type:** House (Res)

**Land Size:** 332 sqm approx



**13 Stanhope St ARMADALE 3143 (REI)**

Agent Comments

2   1   -

**Price:** \$1,670,000

**Method:** Sold Before Auction

**Date:** 22/04/2024

**Property Type:** House (Res)

**Land Size:** 241 sqm approx



**8 Normanby Av CAULFIELD NORTH 3161 (REI)** Agent Comments

3   1   1

**Price:** \$1,575,000

**Method:** Auction Sale

**Date:** 24/03/2024

**Property Type:** House (Res)

**Land Size:** 333 sqm approx

Account - Jellis Craig | P: 03 9864 5000