

# 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

21b 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

\$2,400,000

&

\$2,500,000

### Median sale price

Median price

\$2,507,500

Property Type

House

Suburb

Caulfield North

Period - From

01/01/2020

to

31/03/2020

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	4 Ercildoune St CAULFIELD NORTH 3161	\$2,520,000	01/03/2020
2			
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:

07/06/2020 17:14



 4  4  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$2,400,000 - \$2,500,000

**Median House Price**

March quarter 2020: \$2,507,500

## Comparable Properties



**4 Ercildoune St CAULFIELD NORTH 3161  
(REI/VG)**

Agent Comments

 4  3  2

**Price:** \$2,520,000

**Method:** Sold Before Auction

**Date:** 01/03/2020

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 339 sqm approx

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.