

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 7/40 Northcote Avenue, 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)

Single price \$540,000

## Median sale price

Median price \$665,500 Property type Unit Suburb Caulfield North

Period - From 07/11/2023 to 06/11/2024 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
1. 4/2 Parkside St ELSTERNWICK 3185	\$510,000	23/10/2024
2. 7/92 Hawthorn Rd CAULFIELD NORTH 3161	\$540,000	04/09/2024

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: 07/11/2024