

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

2/36 Northcote Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,247,500

Property Type Unit

Suburb Caulfield North

Period - From 01/07/2020

to

30/09/2020

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	5/1a Carnarvon Rd CAULFIELD NORTH 3161	\$1,385,000	14/05/2020
2	2a Oak Cr CAULFIELD NORTH 3161	\$1,380,000	30/05/2020
3	1/13 Duke St CAULFIELD SOUTH 3162	\$1,300,000	20/08/2020

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:

27/10/2020 18:39



Property Type: Strata Unit/Flat

[Agent Comments](#)

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

September quarter 2020: \$1,247,500

Comparable Properties



5/1a Carnarvon Rd CAULFIELD NORTH 3161 (REI/VG)

[Agent Comments](#)



Price: \$1,385,000

Method: Sold Before Auction

Date: 14/05/2020

Rooms: 5

Property Type: Townhouse (Res)



2a Oak Cr CAULFIELD NORTH 3161 (REI/VG)

[Agent Comments](#)



Price: \$1,380,000

Method: Auction Sale

Date: 30/05/2020

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 194 sqm approx



1/13 Duke St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)



Price: \$1,300,000

Method: Sold Before Auction

Date: 20/08/2020

Property Type: Townhouse (Res)