

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

14 Linlithgow Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$2,492,500

Property Type

House

Suburb

Caulfield North

Period - From

01/01/2022

to

31/12/2022

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	44 Langdon Rd CAULFIELD NORTH 3161	\$4,000,000	27/11/2022
2	72 Halstead St CAULFIELD NORTH 3161	\$3,980,000	28/10/2022
3	70 Halstead St CAULFIELD NORTH 3161	\$3,750,000	09/11/2022

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:

19/01/2023 16:39

14 Linlithgow Avenue, Caulfield North Vic 3161



4 1 4

Rooms: 6

Property Type: House (Res)

Land Size: 1087 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

Year ending December 2022: \$2,492,500

Comparable Properties



44 Langdon Rd CAULFIELD NORTH 3161 (REI) Agent Comments

4 2 4

Price: \$4,000,000

Method: Auction Sale

Date: 27/11/2022

Property Type: House (Res)

Land Size: 797 sqm approx



72 Halstead St CAULFIELD NORTH 3161 (REI) Agent Comments

4 4 2

Price: \$3,980,000

Method: Sold Before Auction

Date: 28/10/2022

Property Type: House (Res)

70 Halstead St CAULFIELD NORTH 3161 (REI) Agent Comments

4 4 -

Price: \$3,750,000

Method: Sold Before Auction

Date: 09/11/2022

Property Type: House

Account - Watermark Real Estate | P: 03 8564 8452



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