

# 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 3/13 Linlithgow Avenue, Caulfield North 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$780,000 & \$840,000

## Median sale price

Median price \$700,000 Property type Unit Suburb Caulfield North

Period - From 1/04/2021 to 31/03/2022 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 2/37 Narong Rd CAULFIELD NORTH 3161	\$850,000	14/04/2022
2 7/4 Beverley St GLEN HUNTLY 3163	\$755,000	23/04/2022
3 2/3-5 Gerard St CAULFIELD 3162	\$730,000	01/05/2022

This Statement of Information was prepared on: 12/05/2022