

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 16 Octavius Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$2,038,000 Property type House Suburb Caulfield North

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
98 Balaclava Rd CAULFIELD NORTH 3161	\$3,495,000	04/09/2024
52 York St CAULFIELD SOUTH 3162	\$3,350,000	23/05/2024
38 Rosemont Av CAULFIELD NORTH 3161	\$3,380,000	23/05/2024

This Statement of Information was prepared on: 29/10/2024