

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

4/41 Northcote Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$270,000

&

\$297,000

Median sale price*

Median price

Property Type

Suburb

Caulfield North

Period - From

to

Source

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	6/10 Payne St CAULFIELD NORTH 3161	\$290,000	13/12/2022
2	8/143 Booran Rd CAULFIELD SOUTH 3162	\$270,000	14/03/2023
3			

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:

30/03/2023 12:00

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1 bed 1 bath 1 car

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$270,000 - \$297,000
No median price available

Comparable Properties



6/10 Payne St CAULFIELD NORTH 3161 (VG)

Agent Comments

1 bed 0 bath 0 car

Price: \$290,000
Method: Sale
Date: 13/12/2022
Property Type: Strata Unit/Flat



8/143 Booran Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$270,000
Method: Private Sale
Date: 14/03/2023
Property Type: Apartment

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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900