## 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	of this price see	consumer.vic.gov.a	au/underquoting	_				
Range between	\$270,000	&	\$297,000					
Median sale price*								
Median price		Property Type	Su	burb 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 sixmonths 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**<sup>\*</sup> 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.









**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)

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

Property Type: Apartment



8/143 Booran Rd CAULFIELD SOUTH 3162 (REI) 1 1 1 1 1	Agent Comments
Price: \$270,000 Method: Private Sale Date: 14/03/2023	

Agent Comments

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

propertydata



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