

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

3/41 Northcote Avenue, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$320,000

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	14/36 Burke Rd MALVERN EAST 3145	\$332,000	17/09/2022
2	9/65 Station St MALVERN 3144	\$320,000	06/06/2022
3	12/401 Alma Rd CAULFIELD NORTH 3161	\$320,000	12/09/2022

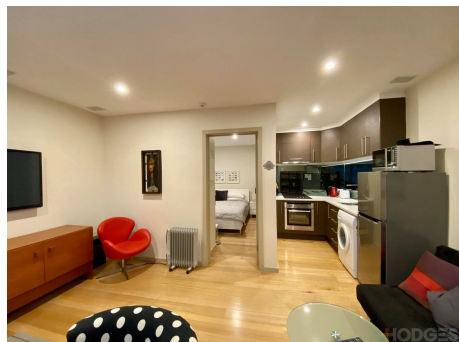
OR

~~**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:

17/10/2022 10:23

* 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
 1
 1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$320,000
No median price available

Comparable Properties



14/36 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments

1
 1
 1

Price: \$332,000
Method: Auction Sale
Date: 17/09/2022
Property Type: Apartment



9/65 Station St MALVERN 3144 (REI/VG)

Agent Comments

1
 1
 1

Price: \$320,000
Method: Private Sale
Date: 06/06/2022
Property Type: Unit



12/401 Alma Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

1
 1
 1

Price: \$320,000
Method: Private Sale
Date: 12/09/2022
Property Type: Apartment

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