# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 2/47 Northcote Avenue, Caulfield North Vic 3161

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,220,000		&		\$1,320,000			
Median sale price								
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Caulfield North
Period - From	16/10/2022	to	15/10/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/12 Bundeera Rd CAULFIELD SOUTH 3162	\$1,340,000	31/05/2023
2	1/39 Filbert St CAULFIELD SOUTH 3162	\$1,251,000	01/07/2023
3	1/42 Laura St CAULFIELD SOUTH 3162	\$1,200,000	27/08/2023

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:

16/10/2023 15:02









**Property Type:** Unit **Land Size:** 375 sqm approx Agent Comments Indicative Selling Price \$1,220,000 - \$1,320,000 Median Unit Price 16/10/2022 - 15/10/2023: \$600,000

# **Comparable Properties**

Car I Ver	2/12 Bundeera Rd CAULFIELD SOUTH 3162 (REI/VG) 3 2 2 2 Price: \$1,340,000 Method: Private Sale Date: 31/05/2023 Property Type: Villa Land Size: 400 sqm approx	Agent Comments
	1/39 Filbert St CAULFIELD SOUTH 3162 (REI/VG)   Image: 1   Image: 3 Image: 2   Image: 3 Image: 3   Image: 3	Agent Comments
	1/42 Laura St CAULFIELD SOUTH 3162 (REI)   Image: 3 Image: 2 Image: 2   Price: \$1,200,000   Method: Auction Sale   Date: 27/08/2023   Property Type: Unit	Agent Comments

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





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