

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

2/47 Northcote Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$1,220,000

&

\$1,320,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Caulfield North

Period - From

16/10/2022

to

15/10/2023

Source

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.

	Address 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



3 2 2

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



2/12 Bundeera Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,340,000
Method: Private Sale
Date: 31/05/2023
Property Type: Villa
Land Size: 400 sqm approx



1/39 Filbert St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,251,000
Method: Auction Sale
Date: 01/07/2023
Property Type: Unit
Land Size: 364 sqm approx



1/42 Laura St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 27/08/2023
Property Type: Unit