

Single residential property located in the Melbourne metropolitan area

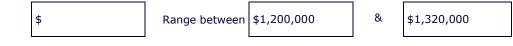
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and 20A Northcote Avenue, Caulfield North VIC 3161 postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)



Median sale price

Median price	\$802,500	Pro	operty type	Un	it		Suburb	Caulfield North
Period - From	01/10/2023	to	31/12/2023	3	Source	REIV	,	

Comparable property sales

Address of comparable property	Price	Date of sale
1. 2/21 Octavius Av CAULFIELD NORTH 3161	\$1,260,000	19/11/2023
2. 1c Urandaline Gr CAULFIELD 3162	\$1,250,000	29/10/2023

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: 24/01/2024