

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

16/41 Northcote Avenue Caulfield North VIC 3161

Indicative selling price

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

Single Price

or range
between

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,944

Property type

Unit

Suburb

Caulfield North

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

5/212 Kambrook Road Caulfield VIC 3162	\$260,000	08-Nov-20
12/9 Hudson Street Caulfield North VIC 3161	\$269,000	12-Jan-21
5/9 Hudson Street Caulfield North VIC 3161	\$270,000	21-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 01 February 2021



5/212 Kambrook Road Caulfield VIC 3162

Sold Price

^{RS} **\$260,000** ^{UN}

Sold Date **08-Nov-20**

 1  1  1

Distance **1.08km**



12/9 Hudson Street Caulfield North VIC 3161

Sold Price

^{RS} **\$269,000**

Sold Date **12-Jan-21**

 1  1  1

Distance **0.45km**



5/9 Hudson Street Caulfield North VIC 3161

Sold Price

\$270,000

Sold Date **21-Oct-20**

 1  1  1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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