

# 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

12/40 Northcote Avenue, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$550,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb Caulfield North

Period - From 01/07/2024

to 30/09/2024

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	6/386 Inkerman St ST KILDA EAST 3183	\$550,000	04/11/2024
2	6/20 Victoria St ELSTERNWICK 3185	\$555,000	27/10/2024
3	9/1 Whitehall Ct CAULFIELD NORTH 3161	\$538,000	16/10/2024

**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:

18/11/2024 09:46



Property Type: Apartment

Agent Comments

## Comparable Properties



6/386 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 04/11/2024

Property Type: Apartment



6/20 Victoria St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$555,000

Method: Auction Sale

Date: 27/10/2024

Property Type: Apartment

Land Size: 1348 sqm approx



9/1 Whitehall Ct CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$538,000

Method: Private Sale

Date: 16/10/2024

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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