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# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

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### Property offered for sale

Address  
Including suburb  
and postcode

18 Northcote Avenue, Caulfield North VIC 3161
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### Indicative selling price

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

Single price	\$	or range between	\$1,900,000	&	\$2,090,000
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### Median sale price

Median price	\$2,295,000	Property type	HOUSE	Suburb	Caulfield North
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Period - From	01/04/2021	to	30/06/2021	Source	REIV
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### 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
1 123 Bambra Rd CAULFIELD 3162	\$2,081,000	05/08/2021
2 16 Cromwell St CAULFIELD NORTH 3161	\$2,025,000	08/07/2021
3 4 Sebastopol St CAULFIELD NORTH 3161	\$2,000,000	13/08/2021

This Statement of Information was prepared on: 22/09/2021