

# 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

4/9 Linlithgow 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)

Range between \$1,350,000

&

\$1,485,000

### Median sale price

Median price \$751,000

Property Type Unit

Suburb Caulfield North

Period - From 01/04/2020

to

31/03/2021

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	21a Webb St CAULFIELD 3162	\$1,600,000	21/03/2021
2	2/5 Marriott St CAULFIELD 3162	\$1,503,000	13/12/2020
3	2/55 Wanda Rd CAULFIELD NORTH 3161	\$1,463,950	21/02/2021

**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:

24/05/2021 08:41



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$1,350,000 - \$1,485,000  
**Median Unit Price**  
Year ending March 2021: \$751,000

## Comparable Properties



**21a Webb St CAULFIELD 3162 (REI/VG)**

Agent Comments



**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 21/03/2021  
**Rooms:** 5  
**Property Type:** Villa  
**Land Size:** 326 sqm approx



**2/5 Marriott St CAULFIELD 3162 (REI/VG)**

Agent Comments



**Price:** \$1,503,000  
**Method:** Auction Sale  
**Date:** 13/12/2020  
**Property Type:** Unit  
**Land Size:** 450 sqm approx



**2/55 Wanda Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$1,463,950  
**Method:** Auction Sale  
**Date:** 21/02/2021  
**Property Type:** Apartment