Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4/9 Linlithgow Avenue, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000	&	\$1,485,000
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Median sale price

Median price	\$751,000	Pro	perty Type	Jnit		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



2/55 Wanda Rd CAULFIELD NORTH 3161

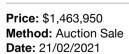
(REI/VG)







Agent Comments



Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



