

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 Northcote Avenue, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$2,860,000

Property Type

House

Suburb

Caulfield North

Period - From

01/10/2019

to

31/12/2019

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	38 Bambra Rd CAULFIELD NORTH 3161	\$1,900,000	15/03/2020
2	46 Eskdale Rd CAULFIELD NORTH 3161	\$2,200,000	20/03/2020
3	322 Alma Rd CAULFIELD NORTH 3161	\$2,350,000	11/12/2019

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:

04/04/2020 15:15



Property Type: House (Previously Occupied - Detached)
Land Size: 696 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000
Median House Price
 December quarter 2019: \$2,860,000

Comparable Properties



38 Bambra Rd CAULFIELD NORTH 3161 (REI) Agent Comments



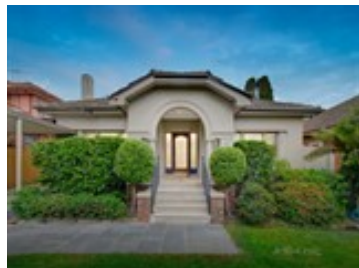
Price: \$1,900,000
Method: Auction Sale
Date: 15/03/2020
Rooms: 9
Property Type: House (Res)
Land Size: 733 sqm approx



46 Eskdale Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$2,200,000
Method: Sold Before Auction
Date: 20/03/2020
Rooms: 9
Property Type: House



322 Alma Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$2,350,000
Method: Sold Before Auction
Date: 11/12/2019
Property Type: House (Res)
Land Size: 673 sqm approx