

## Single residential property located in the Melbourne metropolitan area

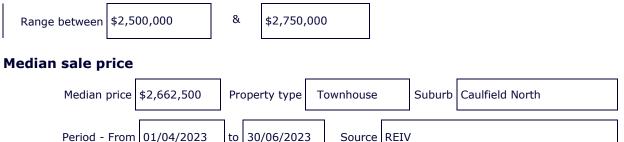
Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	
Including suburb and	16a Northcote Avenue, Caulfield North Vic 3161
postcode	

## Indicative selling price

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



## **Comparable property sales**

**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
55A Bundeera Rd CAULFIELD SOUTH 3162	\$2,630,000	20/08/2023
18b Albert St CAULFIELD NORTH 3161	\$2,750,000	01/09/2023
12b Ripley Gr CAULFIELD NORTH 3161	\$2,551,000	18/06/2023

This Statement of Information was prepared on: 28/09/2023