

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
postcode 2/1 Linlithgow Avenue, Caulfield North VIC 3161

Indicative selling price

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

Range between \$740,000 & \$800,000

Median sale price

Median price \$802,500 Property type Unit Suburb Caulfield North
Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1. 5/129 Kambrook Rd CAULFIELD NORTH 3161	\$790,000	27/11/2023
2. 1/76 Orrong Rd ELSTERNWICK 3185	\$740,000	02/12/2023

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: 07/03/2024