

# 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 2/47 Northcote 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 & \$1,450,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Caulfield North

Period - From 20/09/2022 to 19/09/2023 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	23b Webb st CAULFIELD 3162	\$1,488,000	03/09/2023
2	1/5 Sylverly Gr CAULFIELD 3162	\$1,460,000	24/08/2023
3	215b Kambrook Rd CAULFIELD 3162	\$1,414,500	13/05/2023

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: 20/09/2023 14:35



3 2 2

**Property Type:** Unit  
**Land Size:** 375 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median Unit Price**  
20/09/2022 - 19/09/2023: \$600,000

## Comparable Properties



**23b Webb st CAULFIELD 3162 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,488,000  
**Method:** Auction Sale  
**Date:** 03/09/2023  
**Property Type:** Unit



**1/5 Sylverly Gr CAULFIELD 3162 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,460,000  
**Method:** Sold Before Auction  
**Date:** 24/08/2023  
**Property Type:** Unit



**215b Kambrook Rd CAULFIELD 3162 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,414,500  
**Method:** Private Sale  
**Date:** 13/05/2023  
**Property Type:** Unit  
**Land Size:** 322 sqm approx

**Account - Hodges** | P: 03 9533 0999 | F: 03 9533 0900