

# 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 20A 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) (\*Delete single price or range as applicable)

\$ Range between \$1,200,000 & \$1,320,000

## 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. 2/21 Octavius Av CAULFIELD NORTH 3161	\$1,260,000	19/11/2023
2. 1c Urandaline Gr CAULFIELD 3162	\$1,250,000	29/10/2023

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: 24/01/2024