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	48a Snowdon Ave, Caulfield North Vic 3162

Indicative selling price

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

Single price	$	or range between	$1,240,000	&	$1,360,000

Median sale price

Median price	$600,000	Property type	Unit	Suburb	Caulfield
Period - From	01/07/2024	to	30/09/2024	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
2/19 Redan Rd, CAULFIELD NORTH 3161	$1,307,000	27/10/2024
2/60 Snowdon Av CAULFIELD 3162	$1,400,000	16/10/2024
2/24 Bent St CAULFIELD SOUTH 3162	$1,250,000	05/10/2024

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: 04/11/2024

Agent _____ Date _____

Vendor _____ Date _____

Vendor _____ Date _____