

# 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 38 Snowdon Avenue, Caulfield Vic 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

## Median sale price

Median price \$2,351,000 Property type House Suburb Caulfield

Period - From 09/08/2023 to 08/08/2024 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
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1. 419 Kooyong Rd ELSTERNWICK 3185	\$1,605,000	05/07/2024
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**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: 08/08/2024