

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 6/19 Snowdon Avenue, Caulfield 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 \$535,000

Median sale price

(*Delete house or unit as applicable)

Median price \$740,000

*House

*Unit X

Suburb Caulfield

Period - From 01/04/2018 to 30/06/2018

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/686 Inkerman Rd, CAULFIELD NORTH 3161	\$527,000	05/08/2018
2/81-83 Clarence St, CAULFIELD SOUTH 3162	\$510,000	17/08/2018
6/27 Venus St, CAULFIELD SOUTH 3162	\$469,000	06/08/2018

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.~~