# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 54 Queens Avenue, Caulfield East Vic 3145

#### Indicative selling price

For the meaning o	f this price see co	nsumer.vic.gov.au/	underquot	ing
		1		

Single price \$1,125,000

#### Median sale price

Median price	\$1,480,000	Pro	perty Type Hou	ise		Suburb	Caulfield East
Period - From	01/10/2023	to	30/09/2024	So	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

31/10/2024 17:08



## Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

Indicative Selling Price

\$1,125,000 Median House Price Year ending September 2024: \$1,480,000

Cisholm&Gaman



Property Type: House (Res) Land Size: 440 sqm approx Agent Comments

# **Comparable Properties**

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.

## Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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