

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 2/27 Leaburn Avenue, Caulfield South VIC 3161

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

Median sale price

Median price \$1,405,000 Property type Townhouse Suburb Caulfield North

Period - From 12/12/2022 to 11/12/2023 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1. 2/18 Payne Street, CAULFIELD NORTH 3161	\$1,350,000	18/11/2023
2. 1/93 Kambrook Road, CAULFIELD NORTH 3161	\$1,345,000	24/09/2023

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: 12/12/2023