

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 12a Lloyds Avenue, Caulfield East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,250,000

Median sale price

Median price \$1,700,000 Property type House Suburb Caulfield East

Period - From 06/07/2021 to 05/07/2022 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1. 1/68 Ulupna Road ORMOND 3204	\$1,380,000	18/06/2022
2. 14A Lloyds Avenue CAULFIELD EAST 3145	\$1,300,000	31/03/2022

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: 06/08/2022