

# 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 2/44 Snowdon Avenue, Caulfield 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,070,000 & \$1,170,000

## Median sale price

Median price \$1,900,000 Property type House Suburb Caulfield

Period - From 01/10/2021 to 30/09/2022 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/228 Bambra Rd CAULFIELD SOUTH 3162	\$1,150,000	23/10/2022
9 Raglan St CAULFIELD NORTH 3161	\$1,140,000	19/06/2022
2/40 Teak St CAULFIELD SOUTH 3162	\$1,100,000	30/10/2022

This Statement of Information was prepared on: 08/11/2022