

# 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 66 Snowdon Avenue, Caulfield

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$2,200,000 & \$2,420,000

## Median sale price

Median price \$1,859,000 \*House X \*Unit Suburb Caulfield  
Period - From 01/07/2017 to 30/09/2017 Source REIV

## Comparable property sales

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
15 Sylverly Grove, Caulfield VIC 3162	\$2,415,000	12/11/2017
17 Halstead Street, Caulfield North VIC 3161	\$2,600,000	26/11/2017
22 Sylverly Road, Caulfield VIC 3162	\$2,120,000	12/11/2017