

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

40 Snowdon Avenue, Caulfield Vic 3162

### Indicative selling price

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

Single price

\$2,590,000

### Median sale price

Median price

\$1,752,500

Property Type

House

Suburb

Caulfield

Period - From

28/06/2019

to

27/06/2020

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
1	24 Queens Av CAULFIELD EAST 3145	\$2,790,000	29/02/2020
2	659 Inkerman Rd CAULFIELD NORTH 3161	\$2,750,000	15/03/2020
3	34 Testar Gr CAULFIELD NORTH 3161	\$2,600,000	22/03/2020

**OR**

~~**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:

28/06/2020 13:37