

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

6/19 Snowdon Avenue, Caulfield Vic 3162

Indicative selling price

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

Range between

\$460,000

&

\$505,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Caulfield

Period - From

01/05/2022

to

30/04/2023

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	6/38 Alder St CAULFIELD SOUTH 3162	\$505,000	13/04/2023
2	8/18 King St ELSTERNWICK 3185	\$500,000	07/02/2023
3	9/1015 Glen Huntly Rd CAULFIELD 3162	\$475,000	14/02/2023

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:

01/05/2023 14:02



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$460,000 - \$505,000
Median Unit Price
 01/05/2022 - 30/04/2023: \$720,000

Comparable Properties



6/38 Alder St CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 1 1

Price: \$505,000
Method: Private Sale
Date: 13/04/2023
Property Type: Apartment



8/18 King St ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000
Method: Sold Before Auction
Date: 07/02/2023
Property Type: Unit



9/1015 Glen Huntly Rd CAULFIELD 3162 (REI)

Agent Comments

2 1 1

Price: \$475,000
Method: Sold Before Auction
Date: 14/02/2023
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000