

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

24 Queens Avenue, Caulfield East Vic 3145

Indicative selling price

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

Range between

\$2,500,000

&

\$2,700,000

Median sale price*

Median price

Property Type

Suburb

Caulfield East

Period - From

to

Source

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	19 Clarence St MALVERN EAST 3145	\$2,800,000	16/09/2019
2	38 Ewart St MALVERN 3144	\$2,660,000	10/08/2019
3	127 Normanby Rd CAULFIELD NORTH 3161	\$2,650,000	26/10/2019

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:

04/02/2020 14:38

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price
\$2,500,000 - \$2,700,000
No median price available



4 2.5 2

Property Type: House
Land Size: 675 sqm approx

Comparable Properties



19 Clarence St MALVERN EAST 3145 (REI/VG)

4 3 2

Price: \$2,800,000
Method: Sold Before Auction
Date: 16/09/2019
Property Type: House (Res)
Land Size: 639 sqm approx



38 Ewart St MALVERN 3144 (REI/VG)

4 2 1

Price: \$2,660,000
Method: Auction Sale
Date: 10/08/2019
Property Type: House (Res)
Land Size: 511 sqm approx



127 Normanby Rd CAULFIELD NORTH 3161 (REI)

4 2 2

Price: \$2,650,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 836 sqm approx