

# 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 1/16 Queens Avenue, Caulfield East

## 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 \$1,250,000 & \$1,375,000

## Median sale price

Median price \$1,600,000 Property type Townhouse Suburb Caulfield East  
Period - From 01/04/2024 to 30/06/2024 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
14 Lloyds Avenue, Caulfield East	\$1,270,000	11/05/2024
1/11 Etna Street, Glenhuntly	\$1,260,000	12/06/2024
2/158 Kambrook Road, Caulfield North	\$1,350,000	16/10/2024

This Statement of Information was prepared on: 30/10/2024