

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 (*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