

# 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 2/19 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) (\*Delete single price or range as applicable)

Single price N/A or range between \$440,000 & \$480,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$768,000 \*House N/A \*Unit X Suburb CAULFIELD

Period - From 01/01/2019 to 31/03/2019 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6/21 Royal Avenue, Glen Huntly VIC 3163	\$ 437,000	19.02.2019
105/888 Glen Huntly Road, Caulfield South VIC 3162	\$ 450,500	13.04.2019
6/3 Derby Parade, Caulfield North VIC 3161	\$ 490,000	26.04.2019

~~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.~~