

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

14 Lloyds Avenue, Caulfield East Vic 3145

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Caulfield East

Period - From 18/04/2023 to 17/04/2024 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
1	3/23 Toolambool Rd CARNEGIE 3163	\$1,255,000	02/11/2023
2	60b Kambrook Rd CAULFIELD NORTH 3161	\$1,220,000	26/11/2023
3	5/23 Toolambool Rd CARNEGIE 3163	\$1,100,000	25/10/2023

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:

18/04/2024 10:05



4 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 180 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
18/04/2023 - 17/04/2024: \$1,450,000

Comparable Properties



3/23 Toolambool Rd CARNEGIE 3163 (REI/VG) Agent Comments

4 3 2

Price: \$1,255,000
Method: Private Sale
Date: 02/11/2023
Property Type: Townhouse (Res)
Land Size: 211 sqm approx



60b Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

4 2 2

Price: \$1,220,000
Method: Private Sale
Date: 26/11/2023
Property Type: Townhouse (Single)



5/23 Toolambool Rd CARNEGIE 3163 (REI/VG) Agent Comments

4 3 2

Price: \$1,100,000
Method: Private Sale
Date: 25/10/2023
Property Type: Townhouse (Single)

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