

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 15 Leamington Crescent CAULFIELD EAST 3145

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price \$1,450,000 Property type HOUSE Suburb CAULFIELD EAST

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales

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. 33a Tranmere Av CARNEGIE 3163	\$1,835,000	21/02/2024
2. 1/18 Maxwell Gr CAULFIELD 3162	\$1,725,000	24/03/2024
3. 15a Tattenham St CAULFIELD EAST 3145	\$1,660,000	21/03/2024

This Statement of Information was prepared on: 17/04/2024