

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 54 Queens Avenue, Caulfield East Vic 3145

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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 (*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 Dudley St CAULFIELD EAST 3145	\$1,356,000	02/03/2024
2	36 Derby Cr CAULFIELD EAST 3145	\$1,320,000	16/03/2024
3			

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: 05/06/2024 17:24



 2  1  2

Property Type: House
Land Size: 440 sqm approx
Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2024: \$1,450,000

Comparable Properties



3 Dudley St CAULFIELD EAST 3145 (REI)

Agent Comments

 3  1  2

Price: \$1,356,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)



36 Derby Cr CAULFIELD EAST 3145 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,320,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

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.