

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 (*Delete single price or range as applicable)

Single price \$ or range between \$1,500,000 & \$1,650,000

Median sale price

Median price 1,372,500 Property type House Suburb Caulfield East

Period - From 12/11/2018 to 11/11/2019 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
8 Murrumbeena Road Murrumbeena 3163	\$1,620,000	16/10/2019
169 Kambrook Road Caulfield 3162	\$1,606,000	03/11/2019
18 James Street Glen Huntly 3163	\$1,602,000	07/09/2019

This Statement of Information was prepared on: Tuesday 12th November 2019