

## 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 Lucas Street, Caulfield South Vic 3162

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

#### Median sale price

Median price \$1,550,000 House X Unit Suburb Caulfield South

Period - From 01/01/2018 to 31/03/2018 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	369 Bambra Rd CAULFIELD SOUTH 3162	\$1,550,000	16/03/2018
2	27 Albion St CAULFIELD SOUTH 3162	\$1,555,000	07/03/2018
3	11 Teak St CAULFIELD SOUTH 3162	\$1,535,000	24/02/2018

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.



3   
 2   
 2

**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 550 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

March quarter 2018: \$1,550,000

## Comparable Properties



**369 Bambra Rd CAULFIELD SOUTH 3162 (REI)** Agent Comments

3   
 2   
 2

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 16/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**27 Albion St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,555,000

**Method:** Private Sale

**Date:** 07/03/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 580 sqm approx



**11 Teak St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments

3   
 2   
 1

**Price:** \$1,535,000

**Method:** Auction Sale

**Date:** 24/02/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 309 sqm approx