

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 12A Lucas Street, Caulfield South

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 \$1,470,000 & \$1,600,000

Median sale price

Median price \$1,902,000 Property type House Suburb Caulfield South

Period - From 1/7/2021 to 30/9/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
2 Palmer Avenue, Brighton East	\$1,545,000	13/7/2021
138 Sycamore Street, Caulfield South	\$1,712,000	18/7/2021

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: 20/10/2021