

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 26 Lucas Street, Caulfield South Vic 3162

Indicative selling price

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

Single price - or range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,580,000 Property type House Suburb Caulfield South

Period - From 01/07/2020 to 30/09/2020 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
34 Beech St CAULFIELD SOUTH 3162	\$1,480,000	08/07/2020
158 Sycamore St CAULFIELD SOUTH 3162	\$1,431,000	23/07/2020
34 Poplar St CAULFIELD SOUTH 3162	\$1,383,000	12/10/2020

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: 30/10/2020