

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

7 Lamellah Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,859,000

House

X

Unit

Suburb Caulfield

Period - From 01/10/2016

to

30/09/2017

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		
2		
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.



 2-3  1  1

Rooms:

Property Type:

Land Size: approx. 550 sqm
approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending September 2017: \$1,859,000

A prime development opportunity in a fantastic residential location. A tranquil court location sets the scene for this amazing 550 m2 allotment that offers unlimited potential to rebuild or redevelop STCA.

Comparable Properties

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.