

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

36 Lockhart Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,692,500

Property Type House

Suburb Caulfield

Period - From 28/05/2019

to

27/05/2020

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	367 Glen Eira Rd CAULFIELD NORTH 3161	\$1,800,000	01/03/2020
2	23 Narrawong Rd CAULFIELD SOUTH 3162	\$1,675,000	27/02/2020
3	238 Bambra Rd CAULFIELD SOUTH 3162	\$1,660,000	11/12/2019

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:

28/05/2020 14:56



Property Type: House (Previously Occupied - Detached)
Land Size: 614 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 28/05/2019 - 27/05/2020: \$1,692,500

Comparable Properties



367 Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 01/03/2020
Rooms: 6
Property Type: House
Land Size: 597 sqm approx



23 Narrawong Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,675,000
Method: Private Sale
Date: 27/02/2020
Rooms: 5
Property Type: House
Land Size: 565 sqm approx



238 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,660,000
Method: Sold Before Auction
Date: 11/12/2019
Rooms: 4
Property Type: House (Res)
Land Size: 595 sqm approx