

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 15 Lambert Rd, Caulfield North, Vic 3161

Indicative selling price

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

Single price \$2,795,000

Median sale price

Median price \$1,800,000

Property type House

Suburb Caulfield North

Period - From 01/04/2019

to 30/06/2019

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
20 Park St ELSTERNWICK 3185	\$2,675,000	31/07/2019
14 Long St ELSTERNWICK 3185	\$2,640,000	26/05/2019
361 Alma Rd CAULFIELD NORTH 3161	\$2,551,000	23/06/2019

This Statement of Information was prepared on: 16/09/2019