

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 6 Lucas Street, Caulfield South Victoria 3162

Indicative selling price

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

Single price \$2,095,000

Median sale price

Median price \$1,792,500 Property type HOUSE Suburb CAULFIELD SOUTH

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property

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. 10 Saturn Street CAULFIELD SOUTH 3162	\$2,090,000	30/04/2022
2. 33 Royal Pde CAULFIELD SOUTH 3162	\$2,200,000	23/04/2022
3. 444 Kooyong Road CAULFIELD SOUTH 3162	\$2,075,000	24/05/2022

This Statement of Information was prepared on: Monday 1 August 2022