

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

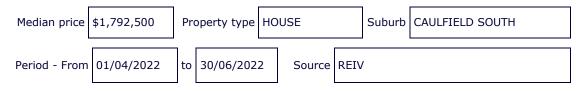
Address Including suburb and 6 Lucas Street, Caulfield South Victoria 3162 postcode

Indicative selling price

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

Single price \$2,095,000

Median sale price



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