

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

5/5 LORD STREET CAULFIELD EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Caulfield East

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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




8/133 BOORAN ROAD CAULFIELD SOUTH VIC 3162	\$265,000	19-May-23
1/143 BOORAN ROAD CAULFIELD SOUTH VIC 3162	\$300,000	07-Aug-23
106/888 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162	\$277,500	01-Aug-23

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 6 months.

This Statement of Information was prepared on: 16 October 2023






8/133 BOORAN ROAD CAULFIELD SOUTH VIC 3162 Sold Price **\$265,000** Sold Date **19-May-23**
 1  1  1 Distance **1.11km**



1/143 BOORAN ROAD CAULFIELD SOUTH VIC 3162 Sold Price ^{RS} **\$300,000** Sold Date **07-Aug-23**
 1  1  1 Distance **1.22km**



106/888 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162 Sold Price ^{RS} **\$277,500** Sold Date **01-Aug-23**
 1  1  1 Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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