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 app	plicable)			

Median Price	\$705,000	Prop	erty type	Unit	Suburb	Caulfield East
Period-from	01 Oct 2022	to	30 Sep 202	3 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.

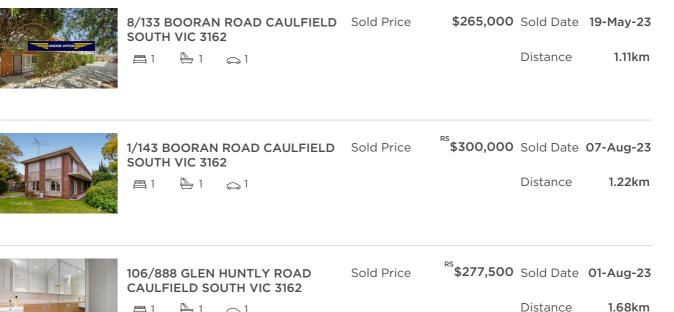
This Statement of Information was prepared on: 16 October 2023



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RS = Recent sale UN = Undisclosed Sale

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