

# 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 Newstead Street, Caulfield Vic 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,800,000

## Median sale price

Median price \$1,700,000 Property type Land Suburb Caulfield

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

## Comparable property sales

A\* These are the two 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
5 Lockhart St CAULFIELD 3162	\$1,880,000	19/06/2022
41 Pental Rd CAULFIELD NORTH 3161	\$1,720,000	05/06/2022

This Statement of Information was prepared on: 03/08/2022