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<br>Including suburb and postcode | 7 Lord Street, Caulfield East Vic 3145 |

## Indicative selling price

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

Range between $795,000 & $830,000

## Median sale price

Median price $525,000 Property Type Unit Suburb Caulfield East

Period - From 01/07/2023 to 30/06/2024 Source REIV

## 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 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 | 5/29 Royal Av GLEN HUNTLY 3163 | $850,000 | 31/07/2024 |
| 2 | 4/38 Munster Av CARNEGIE 3163 | $875,000 | 29/06/2024 |
| 3 | 2/2 Wattle Av GLEN HUNTLY 3163 | $830,000 | 22/06/2024 |

**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 six months.~~

This Statement of Information was prepared on: 04/09/2024 20:42

# 7 Lord Street, Caulfield East Vic 3145



2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$795,000 - $830,000
**Median Unit Price**
Year ending June 2024: $525,000

## Comparable Properties



**5/29 Royal Av GLEN HUNTLY 3163 (REI)**

2 2 -

**Price:** $850,000
**Method:** Private Sale
**Date:** 31/07/2024
**Property Type:** Unit

Agent Comments



**4/38 Munster Av CARNEGIE 3163 (REI)**

2 1 1

**Price:** $875,000
**Method:** Auction Sale
**Date:** 29/06/2024
**Property Type:** Unit

Agent Comments



**2/2 Wattle Av GLEN HUNTLY 3163 (REI/VG)**

2 2 -

**Price:** $830,000
**Method:** Auction Sale
**Date:** 22/06/2024
**Property Type:** Unit

Agent Comments

**Account** - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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