

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 4 Lambert Road, Caulfield North VIC 3161

Indicative selling price

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

Single price or range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,521,000 Property type House Suburb Caulfield North

Period - From 31/07/2023 to 30/09/2023 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. 6 Cantala Avenue, Caulfield North	\$2,585,000	10/10/2023
2. 18b Albert Street, Caulfield North	\$2,750,000	01/09/2023
3. 36 Fitzgibbon Crescent, Caulfield North	\$2,600,000	24/05/2023

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: 6/11/2023