Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/182 Sycamore Street, Caulfield South Vic 3162

Indicative selling price

| | | consumer.v | | |
|--|--|------------|--|--|
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Single price \$600,000

Median sale price

| Median price | \$656,000 | Pro | perty Type Unit | i | | Suburb | Caulfield South |
|---------------|------------|-----|-----------------|----|------|--------|-----------------|
| Period - From | 06/03/2023 | to | 05/03/2024 | So | urce | 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 sixmonths 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 | | |
| 2 | | |
| 3 | | |

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:

06/03/2024 14:25







Property Type: Apartment Agent Comments Rochelle Butt 9525 9222 0412 707 033 rochelle@rodneymorley.com.au

Indicative Selling Price \$600,000 Median Unit Price 06/03/2023 - 05/03/2024: \$656,000

Comparable Properties

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.

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362





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