

# 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

2/171 Sycamore Street, Caulfield South 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,580,000 Property Type House Suburb Caulfield South

Period - From 01/07/2020 to 30/09/2020 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	63 Ludbrook Av CAULFIELD SOUTH 3162	\$1,100,000	02/10/2020
2	228a Kooyong Rd CAULFIELD 3162	\$1,015,000	13/10/2020
3	289 North Rd CAULFIELD SOUTH 3162	\$975,000	29/07/2020

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:

09/11/2020 13:16



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**Property Type:** House

Agent Comments

## Comparable Properties



**63 Ludbrook Av CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 2    2    1

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 02/10/2020

**Property Type:** House



**228a Kooyong Rd CAULFIELD 3162 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,015,000

**Method:** Sold Before Auction

**Date:** 13/10/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 279 sqm approx



**289 North Rd CAULFIELD SOUTH 3162 (VG)**

Agent Comments

 3    -    -

**Price:** \$975,000

**Method:** Sale

**Date:** 29/07/2020

**Property Type:** House (Res)

**Land Size:** 215 sqm approx