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 2/171 Sycamore Street, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$990,000				
Median sale p	rice								
Median price	\$1,580,000	Pro	operty Type	Hou	ise		Suburb	Caulfield South	
Period - From	01/07/2020	to	30/09/2020)	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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









Property Type: House Agent Comments

9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price September quarter 2020: \$1,580,000

Comparable Properties



63 Ludbrook Av CAULFIELD SOUTH 3162 (REI)



Price: \$1,100,000 Method: Private Sale Date: 02/10/2020 Property Type: House

Agent Comments

Agent Comments



228a Kooyong Rd CAULFIELD 3162 (REI)

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)



Price: \$975,000 Method: Sale Date: 29/07/2020 Property Type: House (Res) Land Size: 215 sqm approx Agent Comments

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.