

## 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 4/178 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)

Single price \$445,000

#### Median sale price

Median price \$852,500 House Unit X Suburb Caulfield South  
Period - From 01/04/2018 to 30/06/2018 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	8/1013 Glen Huntly Rd CAULFIELD 3162	\$487,000	23/06/2018
2	4/15 Royal Av GLEN HUNTLY 3163	\$477,000	02/06/2018
3	6/27 Venus St CAULFIELD SOUTH 3162	\$469,000	06/08/2018

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.



2 -

**Rooms:**  
**Property Type:** Flat  
**Agent Comments**

**Asking Price**

\$445,000

**Median Unit Price**

June quarter 2018: \$852,500

## Comparable Properties



**8/1013 Glen Huntly Rd CAULFIELD 3162 (REI)** **Agent Comments**

2 1 1

**Price:** \$487,000

**Method:** Auction Sale

**Date:** 23/06/2018

**Rooms:** 4

**Property Type:** Apartment



**4/15 Royal Av GLEN HUNTLY 3163 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$477,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** -

**Property Type:** Apartment



**6/27 Venus St CAULFIELD SOUTH 3162 (REI)** **Agent Comments**

2 1 1

**Price:** \$469,000

**Method:** Private Sale

**Date:** 06/08/2018

**Rooms:** -

**Property Type:** Apartment