

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	134 Sycamore Street, Caulfield South Vic 3162
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,330,000	&	\$1,450,000
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Median sale price

Median price	\$1,709,000	House	X	Unit		Suburb	Caulfield South
Period - From	01/10/2017	to	31/12/2017	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	160 Sycamore St CAULFIELD SOUTH 3162	\$1,450,000	25/11/2017
2	19 Beech St CAULFIELD SOUTH 3162	\$1,425,000	22/10/2017
3	28 Goe St CAULFIELD SOUTH 3162	\$1,389,000	23/12/2017

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.



 5  3  1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



160 Sycamore St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  1  1

Price: \$1,450,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 306 sqm approx



19 Beech St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  2  1

Price: \$1,425,000

Method: Auction Sale

Date: 22/10/2017

Rooms: 5

Property Type: House - Semi-detached



28 Goe St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4  2  1

Price: \$1,389,000

Method: Private Sale

Date: 23/12/2017

Rooms: -

Property Type: House (Res)