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9526 1209 0419 419 199

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

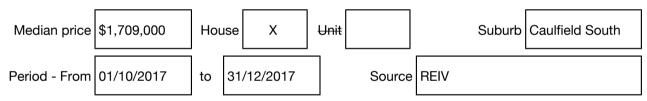
134 Sycamore Street, Caulfield South Vic 3162
 a

Indicative selling price

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

 Range between
 \$1,330,000
 &
 \$1,450,000

Median sale price



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.

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propertydata

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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.







Rooms: Property Type: House (Res) Agent Comments

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

Indicative Selling Price \$1,330,000 - \$1,450,000 **Median House Price** December quarter 2017: \$1,709,000

Comparable Properties



160 Sycamore St CAULFIELD SOUTH 3162 (REI)



Price: \$1,450,000 Method: Auction Sale Date: 25/11/2017 Rooms: 5 Property Type: House (Res) Land Size: 306 sqm approx

Agent Comments

Agent Comments



28 Goe St CAULFIELD SOUTH 3162 (REI)

4 2

Price: \$1,389,000 Method: Private Sale Date: 23/12/2017 Rooms: -Property Type: House (Res) Agent Comments

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