

Todd Newton
03 8532 5200
0412568313
tnewton@hockingstuart.com.au

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 | 66 Sycamore Street, Caulfield South Vic 3162 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$1,200,000 | & | \$1,300,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$1,425,000 | Hou | ise X | Unit | | Subi | rb Caulfield South |
|---------------|-------------|-----|------------|------|--------|------|--------------------|
| Period - From | 01/10/2018 | to | 31/12/2018 | | 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 21a Keeron St CAULFIELD SOUTH 3162 \$1,430,000 30/03/2019 2 45 Aileen Av CAULFIELD SOUTH 3162 \$1,263,500 16/02/2019

OR

3

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.

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018

21 Keeron St CAULFIELD SOUTH 3162





\$1,249,000

24/02/2019

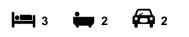
Generated: 08/04/2019 14:48

hockingstuart

Todd Newton 03 8532 5200 0412568313 tnewton@hockingstuart.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** December guarter 2018: \$1,425,000





Rooms:

Property Type: House Land Size: 333 sqm approx

Agent Comments

Comparable Properties



21a Keeron St CAULFIELD SOUTH 3162 (REI)

Price: \$1,430,000 Method: Auction Sale Date: 30/03/2019

Rooms: 4

Property Type: House - Semi-detached

Land Size: 380 sqm approx



45 Aileen Av CAULFIELD SOUTH 3162 (REI)



Price: \$1,263,500 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: House (Res)



Agent Comments

Agent Comments



21 Keeron St CAULFIELD SOUTH 3162 (REI)



Price: \$1,249,000 Method: Auction Sale Date: 24/02/2019

Rooms: 4

Property Type: House - Semi-detached

Land Size: 367 sqm approx

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018





Generated: 08/04/2019 14:48