

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

138 Sycamore Street Caulfield South VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,717,500

Property type

House

Suburb

Caulfield South

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

5 Filbert Street Caulfield South VIC 3162	\$1,420,000	02-May-21
336 Bamba Road Caulfield South VIC 3162	\$1,360,000	09-May-21
94 Sycamore Street Caulfield South VIC 3162	\$1,497,500	17-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 07 June 2021



5 Filbert Street Caulfield South VIC 3162

Sold Price

^{RS} **\$1,420,000**

Sold Date

02-May-21



3



1



2

Distance

0.04km



336 Bambra Road Caulfield South VIC 3162

Sold Price

^{RS} **\$1,360,000**

Sold Date

09-May-21



2



1



1

Distance

1.15km



94 Sycamore Street Caulfield South VIC 3162

Sold Price

^{RS} **\$1,497,500**

Sold Date

17-Apr-21



3



2



2

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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