

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 13 Sycamore Street, Caulfield South

Indicative selling price

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

\$1,375,000

&

\$1,500,000

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
160 Sycamore Street, Caulfield South VIC 3162	\$1,450,000	21.11.2017
681 Hawthorn Road, Brighton East VIC 3187	\$1,410,000	14.12.2017
5 Heywood Road, Caulfield North VIC 3161	\$1,487,500	02.12.2017