

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 125 Sycamore Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,430,000 House X Unit Suburb Caulfield South

Period - From 01/01/2019 to 31/03/2019 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	18 Redan Rd CAULFIELD NORTH 3161	\$1,130,000	25/05/2019
2	13 Teak St CAULFIELD SOUTH 3162	\$948,000	23/02/2019
3	14 Mulgrave St ELSTERNWICK 3185	\$935,000	12/01/2019

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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Rooms:

Property Type: House (Res)

Land Size: 390 sqm approx

Agent Comments

Comparable Properties



18 Redan Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 1 1

Price: \$1,130,000

Method: Auction Sale

Date: 25/05/2019

Rooms: 6

Property Type: House (Res)

Land Size: 355 sqm approx



13 Teak St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 1 1

Price: \$948,000

Method: Auction Sale

Date: 23/02/2019

Rooms: 4

Property Type: House (Res)

Land Size: 278 sqm approx



14 Mulgrave St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 1

Price: \$935,000

Method: Private Sale

Date: 12/01/2019

Rooms: -

Property Type: House

Land Size: 291 sqm approx