

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

171A 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

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,960,000

Property type

House

Suburb

Caulfield South

Period-from

01 Mar 2021

to

28 Feb 2022

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

35 LILLIMUR ROAD ORMOND VIC 3204	\$1,675,000	27-Nov-21
55 JUPITER STREET CAULFIELD SOUTH VIC 3162	\$1,680,000	25-Nov-21
5A LUDBROOK AVENUE CAULFIELD SOUTH VIC 3162	\$1,760,000	21-Nov-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: 29 March 2022

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35 LILLIMUR ROAD ORMOND VIC 3204

3
 2
 2

Sold Price

RS

\$1,675,000

Sold Date

27-Nov-21

Distance

1.72km

55 JUPITER STREET CAULFIELD SOUTH VIC 3162

3
 2
 1

Sold Price

\$1,680,000

Sold Date

25-Nov-21

Distance

0.81km

5A LUDBROOK AVENUE CAULFIELD SOUTH VIC 3162

4
 2
 2

Sold Price

\$1,760,000

Sold Date

21-Nov-21

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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