

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	163 Sycamore Street, Caulfield South Vic 3162
---	---

Indicative selling price

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

Range between	\$825,000	&	\$905,000
---------------	-----------	---	-----------

Median sale price

Median price	\$1,590,000	House	X	Unit		Suburb	Caulfield South
Period - From	01/10/2017	to	30/09/2018	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		
2		
3		

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.

163 Sycamore Street, Caulfield South Vic 3162



Rodney Morley

9826 0000

0418 321 222

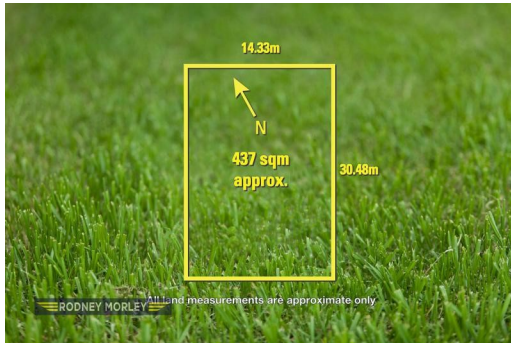
rodney@rodneymorley.com.au

Indicative Selling Price

\$825,000 - \$905,000

Median House Price

Year ending September 2018: \$1,590,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 437 sqm approx

Agent Comments

Comparable Properties

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.