

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

2/72 Sycamore Street, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Caulfield South

Period - From

01/04/2023

to

30/06/2023

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	2/41 Clarence St ELSTERNWICK 3185	\$375,000	20/01/2023
2	2/561 Glen Huntly Rd ELSTERNWICK 3185	\$365,000	16/02/2023
3	12/5 Duke St CAULFIELD SOUTH 3162	\$315,000	18/04/2023

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.~~

This Statement of Information was prepared on:

18/07/2023 11:18



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000

Median Unit Price

June quarter 2023: \$735,000

Comparable Properties



2/41 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments

 1  1  1

Price: \$375,000

Method: Private Sale

Date: 20/01/2023

Property Type: Flat



2/561 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

 1  1  1

Price: \$365,000

Method: Private Sale

Date: 16/02/2023

Property Type: Apartment



12/5 Duke St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 1  1  1

Price: \$315,000

Method: Private Sale

Date: 18/04/2023

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300