

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 94 Sycamore Street, Caulfield South Vic 3162

Indicative selling price

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

Single price - or range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,610,000 Property type House Suburb Caulfield South

Period - From 01/10/2020 to 31/12/2020 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
28 Cedar St CAULFIELD SOUTH 3162	\$1,300,000	13/03/2021
2 Olive St CAULFIELD SOUTH 3162	\$1,350,000	28/02/2021
24 Beech St CAULFIELD SOUTH 3162	\$1,250,000	23/12/2020

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: 15/03/2021