

## 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  
locality and postcode

35 Sussex Road, Caulfield South

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between

\$1,500,000

&

\$1,600,000

### Median Sale Price

Median price

\$1,565,250.00

House

X

Suburb  
or locality

Caulfield South

Period - From

01/06/2018

to

01/06/2018

Source

Other

### Comparable property sales

Address of comparable property	Price	Date of Sale
1.		
2.		
3.		

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.

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# Statement of Information



Sections 47AF of the Estate Agents Act 1980



35 Sussex Road, Caulfield South	3	1	1
Indicative selling price: AUCTION SAT 7TH JULY @ 11AM For the meaning of this price see consumer.vic.gov.au/underquoting	Bed	Bath	Car

## Caulfield south

Median House Price: \$1,565,250.00	Median Unit Price:
Period From: 01/06/2018	Period to: 01/06/2018
Source: Other	

## Comparable Sales

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Prepared on 01 June 2018

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