



3 1 2

Rooms:
Property Type: House
Land Size: 339 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
March quarter 2017: \$1,635,000

Comparable Properties



66a Gardenvale Rd GARDENVALE 3185 (REI) **Agent Comments**

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 19/02/2017
Rooms: -
Property Type: House



2/203 North Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

3 2 2

Price: \$1,237,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 387 sqm approx



393 North Rd CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 429 sqm approx

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

96 Sycamore Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,635,000

House

X

Suburb

Caulfield South

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
66a Gardenvale Rd GARDENVALE 3185	\$1,250,000	19/02/2017
2/203 North Rd CAULFIELD SOUTH 3162	\$1,237,000	17/06/2017
393 North Rd CAULFIELD SOUTH 3162	\$1,200,000	25/02/2017