

# 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 151 Sycamore Street, Caulfield South, VIC 3162

## Indicative selling price

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

Single price - [ ] or range between \$1,430,000 & \$1,570,000

## Median sale price

Median price \$1,765,000 Property type House Suburb Caulfield South

Period - From 01/07/2023 to 30/06/2023 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
1. 1/88 Gardenvale Rd GARDENVALE 3185	\$1,675,000	27/05/2023
2. 16a Rotorua St CAULFIELD SOUTH 3162	\$1,580,000	23/08/2023
3. 407 Kooyong Rd ELSTERNWICK 3185	\$1,503,000	28/05/2023

**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: 11/09/2023