

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price \$\*  or range between \$1,900,000 &  \$2,090,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price  \$1,635,000 \*House  x  \*unit  Suburb or locality  Caulfield South 3162

Period - From  Jan 17 to  March 17 Source  REIV

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1) 233 Booran Road, Caulfield South 3162	\$2,351,000	7/05/17
2) 28 Almond Street, Caulfield South	\$2,230,000	4/03/17
3) 17 Lubrano Street, Brighton East	\$2,165,000	23/02/17