

## Statement of Information

## 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 5 Heywood Street, Caulfield North

## Indicative selling price

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

Single price \$\* or range between \$\*1 400 000 & \$1 540 000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$2 320 000 \*House x \*Unit Suburb Caulfield North

Period - From 1st Jul 2017 to 30 th Sept 2017 Source REIV

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

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
101 Mimosa Road, Carnegie	\$1 550 000	23rd Sept 2017
13 Lord Street, Caulfield East	\$1 550 000	15 <sup>th</sup> July 2017
24 Clifton Street, Caulfield East	\$1 609 000	2 <sup>nd</sup> Sept 2017

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.