

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address Including suburb and postcode.	17 St Vincent Street, Caulfield East Vic 3145
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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 \$ & \$

Median sale price

(*Select house or unit as applicable)

Median Price \$ *House ☒ *Unit ☐ Suburb or Locality
Period – from to Source

Comparable property sales

(*Select A or B as applicable)

☒ **A*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 76 Mimosa Road, Carnegie Vic 3163	\$ 1,220,000	16/12/17
2. 36 Kambrook Road, Caulfield North Vic 3161	\$ 1,300,000	25/10/17
3. 24 Warley Road , Malvern East Vic 3145	\$ 1,307,000	19/12/17
4.		

OR

☐ **B*** ☐ **Either** 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 6 months.*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.*