

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
 (*Delete single price or range as applicable)

Single price \$* or range between \$*680,000 & \$740,000

Median sale price

(*Delete house or unit as applicable)

Median price \$755,000 *House *unit x Suburb or locality Caulfield
 Period - From 01.01.2017 to 31.03.2017 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 6-5/7 Hartley Avenue Caulfield	\$ 750,000	19.03.2017
2 3/16 Park Avenue Glen Huntly	\$ 712,000	25.03.2017
3 1/21-23 College Street Elsternwick	\$ 780,000	18.02.2017

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 six 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 18 months*.

(*Delete as applicable)