

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*

Property offered for sale

Address
 Including suburb and
 postcode 5a Scott Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,605,000 *House ☒ *unit ☐ Suburb
 or locality Caulfield South

Period - From 01/04/2017 to 30/06/2017 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: 27 Poplar St CAULFIELD SOUTH 3162	\$1,655,000	11/10/2017
2: 186a Sycamore St CAULFIELD SOUTH 3162	\$1,580,000	28/08/2017
3: 15a Wild Cherry Rd ORMOND 3204	\$1,618,000	01/07/2017