

# 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 4 Walworth Avenue, Caulfield North

### 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 \$\*1,950,000 & \$2,145,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 2,320,000 \*House ☒ \*Unit ☐ Suburb Caulfield North

Period - From 01/07/2017 to 30/09/2017 Source REIV

### Comparable property sales

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
1. 48 Filbert Street, Caulfield South	\$2,100,000	29/10/2017
2. 44 Teak Street, Caulfield South	\$2,100,000	27/09/2017
3. 97 Kambrook Road, Caulfield North	\$2,000,000	20/09/2017