GARYPEER

Statement of Information Single residential property located in the Melbourne metropolitan area

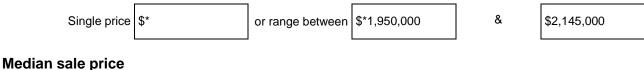
Sections 47AF of the Estate Agents Act 1980

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 (*Delete single price or range as applicable)



(*Delete house or unit as applicable)

	applicable)							
Median price	\$ 2,320,000	*House	X	*Uni	t		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