

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 \$*1,150,000 & \$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median price \$952,000 *House ☐ *unit ☒ X Suburb or locality Caulfield South

Period - From 01/07/2017 to 30/09/2017 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 1/271 Bambra Road, Caulfield South	\$1,265,000	15/10/2017
2 3/63 Bealiba Road, Caulfield South	\$1,205,000	16/07/2017
3 1/29 Laura Street, Caulfield, South	\$1,200,000	09/07/2017