

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 \$ 1,700,000 & \$ 1,840,000

Median sale price

(*Delete house or unit as applicable)

Median price \$2,010,750 *House ☒ Suburb or locality St Kilda East
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
7 The Avenue Balaclava	\$2,000,000	07/05/2017
198 Hawthorn Road Caulfield North	\$1,700,000	20/05/2017
378 Alma Road Caulfield North	\$1,875,000	14/05/2017

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)