

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 \$1,750,000 & \$1,925,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,877,500 *House ☒ *Unit ☐ Suburb Caulfield

Period - From 01/07/2016 to 30/06/2017 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres/five 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
5 Hawthorn Av CAULFIELD NORTH 3161	\$1,845,000	14/05/2017
201 Kambrook Rd CAULFIELD 3162	\$1,885,000	03/06/2017
19 Curraweena Rd CAULFIELD SOUTH 3162	\$1,850,000	07/05/2017