

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

Property offered for sale

Address
 Including suburb and
 postcode 22 York Street, Caulfield South, 3162

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 \$1,675,000 & \$1,815,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,728,000 *House X *Unit Suburb Caulfield South

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

Comparable property sales (*Delete A or B below as applicable)

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. 13 Royal Avenue, Caulfield S 3162	\$2,050,000	9/11/2017
2. 18 Royal Avenue, Caulfield S 3162	\$ 1,730,000	28/10/2017
3. 16 Virginia Court, Caulfield S 3162	\$1,805,000	12/11/2017