

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 \$495,000 & \$540,000

Median sale price

(*Delete house or unit as applicable)

Median price \$777,500 *House *unit x Suburb or locality Caulfield South

Period - From 01/04/2017 to 30/06/2017 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
7/10-132 Repton Rd Malvern East 3145	\$538,000	14/10/2017
1/297 Grange Rd Ormond 3204	\$510,500	05/08/2017
1/13 Holloway St Ormond	\$507,000	16/09/2017