

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

3/63 Bealiba Rd, Caulfield South 3162

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

(*Delete single price or range as applicable)

Single price

N/A

or range between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$997,500

*House

*unit

x

Suburb
or locality

Caulfield South

Period - From

01/04/2016

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
1. 2/31 Wheeler St, Ormond 3204	\$1,100,000	01/04/2017
2. 1/38 Briggs St, Caulfield 3162	\$1,042,000	28/02/2017
3. 112 Grange Rd, Carnegie 3163	\$1,018,000	25/02/2017