

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 Spring Road, Caulfield South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,995,000 or range between &

Median sale price

Median price \$1,605,000 *House X *unit Suburb or locality Caulfield South
 Period - From 01/04/2017 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/18 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
14 Murray Street, Brighton East VIC 3187	\$2,000,000	31/03/2017
20 Spring Road, Caulfield South VIC 3162	\$2,180,000	14/05/2017
9 Raynes Street, Caulfield South VIC 3162	\$1,981,000	05/08/2017