

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 3/19 Ash Grove, Caulfield Vic 3162

Indicative selling price

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

range between \$300,000 & \$330,000

Median sale price

(*Delete house or unit as applicable)

Median price \$740,000 *House ☐ *unit ☒ Suburb or locality CAULFIELD

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

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
5/9 Daniell Cr CAULFIELD 3162	\$345,000	26/03/2017
1/9 Daniell Cr CAULFIELD 3162	\$330,000	01/05/2017
2/19 Ash Gr CAULFIELD 3162	\$323,000	04/03/2017