

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

1 Raphael Street, Caulfield North

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)

Range between	\$1,300,000	&	\$1,430,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$2,100,000	*House	<input checked="" type="checkbox"/>	Suburb or locality	Caulfield North
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 of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12a Lambert Road, Caulfield North	\$1,415,000	06.08.2017
184 Hotham Street, Elsternwick	\$1,462,000	05.06.2017
11 Malakoff Street, Caulfield North	\$1,540,000	04.03.2017