

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 3/44-46 Halstead Street, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Range between \$690,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$671,250 *House ☐ *unit ☒ Suburb
 or locality Caulfield North

Period - From 01/07/2017 to 30/09/2017 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: 6/44-46 Halstead St CAULFIELD NORTH 3161	\$782,500	11/10/2017
2: 5/7 Kooyong Rd CAULFIELD NORTH 3161	\$723,000	24/09/2017
3: 5/24 Narong Rd CAULFIELD NORTH 3161	\$710,000	17/10/2017