

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*

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median price \$2,327,000 *House ☒ Suburb or locality Caulfield North

Period - From 01.01.2017 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 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
7 Crotonhurst Avenue, Caulfield North VIC 3161	\$2,300,000	28.05.2017
49 Narong Road, Caulfield North VIC 3161	\$2,100,000	02.05.2017
198 Hawthorn Road, Caulfield North VIC 3161	\$1,700,000	20.05.2017