

---

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

---

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 9/5 Derby Crescent, Caulfield East VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price   \*Unit  Suburb   
Period - From  to  Source

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 3/264 Neerim Road, Carnegie 3163	\$612,000	24/09/2017
2 7/7-9Roselea Street, Caulfield South 3162	\$610,000	26/07/2017
3 2/81 Koornang Road, Carnegie 3163	\$545,000	09/09/2017

Property data source: REIV [propertydata.com.au](http://propertydata.com.au) & [realestate.com.au](http://realestate.com.au). Generated on 02/10/2017.