

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 2/12 Griffiths Street, Caulfield South

Indicative selling price

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

Single price \$* or range between \$1,320,000 & \$1,450,000

Median sale price

Median price \$1,605,000 *House X *unit Suburb or locality Caulfield South
 Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
68 Teak Street, Caulfield South VIC 3162	\$1,360,000	06/08/2017
2/54 Eskdale Road, Caulfield North VIC 3161	\$1,380,000	28/05/2017
2/11 Farnham Street, Caulfield VIC 3162	\$1,316,000	2/04/2017