

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)

Single price \$* or range between \$1,500,000 & \$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,605,000 *House ☒ *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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 11 Laura St CAULFIELD SOUTH 3162	\$1,820,000	23/07/2017
2. 25 Gardenvale Rd CAULFIELD SOUTH 3162	\$1,758,000	01/09/2017
3. 53 Saturn St CAULFIELD SOUTH 3162	\$1,746,000	03/09/2017