

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 25 Gardenvale Road, Caulfield South

Indicative selling price

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

Single price

\$*

or range between

\$1,550,000

&

\$1,700,000

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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
30 Jupiter Street Caulfield South	\$1,775,000	13/07/2017
2 Howard Avenue Ormond	\$1,710,000	22/04/2017
5 Keys Avenue, Brighton East	\$1,675,000	24/06/2017