

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 \$1,700,000 & \$1,870,000

Median sale price

(*Delete house or unit as applicable)

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 (*Delete A or B below as applicable)

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) 27 Olinda Street, Caulfield South	\$2,200,00	14/09/2017
2) 3 Raymond Grove, Caulfield South	\$1,865,500	16/09/2017
3) 53 Saturn Street, Caulfield South	\$1,746,000	03/09/2017