

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 **44 Teak Street, Caulfield South Vic 3162**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Range between **\$1,800,000** & **\$1,980,000**

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 (*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: 22 Spring Rd CAULFIELD SOUTH 3162	\$1,965,000	14/08/2017
2: 9 Raynes St CAULFIELD SOUTH 3162	\$1,981,000	05/08/2017
3: 201 Kambrook Rd CAULFIELD 3162	\$1,885,000	03/06/2017