

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address Including suburb and postcode.	3/23 Ash Grove, CAULFIELD 3162
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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 \$ & \$

Median sale price

(*Select house or unit as applicable)

Median Price \$ *House ☐ *Unit ☒ Suburb or Locality
 Period – from to Source

Comparable property sales

(*Select A or B as applicable)

☒ **A*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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
1. 1/2 Culma Street, Glen Huntly 3163 VIC	\$ 867,500	06/10/2018
2. 6/35 Briggs Street, Caulfield 3162 VIC	\$ 945,000	23/09/2018
3. 1/27 Spring Road, Caulfield South 3162 VIC	\$ 875,000	02/07/2018

OR

☐ **B*** ☐ **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.*