

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 54 Howitt Road, Caulfield North, 3161

### Indicative selling price

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

Single price \$\* or range between \$\*2,700,000 & \$2,970,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$2,100,000 \*House X \*Unit Suburb Caulfield North

Period - From 01/04/2017 to 30/06/2017 Source REIV

**B\*** 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 six months.