

# 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](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price \$\*  or range between \$\*1250000 &  \$1350000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$997500 \*House  \*unit  x Suburb or locality  Caulfield South  
Period - From  01 Jan 2017 to  31 Mar 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 1 / 2 Marara Road Caulfield South Vic 3162	\$1350000	14/05/2017
2 2a Lockhart Street Caulfield Vic 3162	\$1380000	09/04/2017
3 1/14 Kean Street Caulfield South Vic 3162	\$1250000	01/07/2017

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 six 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 18 months\*.

(\*Delete as applicable)