

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

27 Poplar Street, Caulfield South

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)

Range between	<input type="text" value="\$1,500,000"/>	&	<input type="text" value="\$1,600,000"/>
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### Median sale price

(\*Delete house or unit as applicable)

Median price	<input type="text" value="\$1,605,000"/>	*House	<input type="text" value="X"/>	Suburb or locality	<input type="text" value="Caulfield South"/>
Period - From	<input type="text" value="01.04.2017"/>	to	<input type="text" value="30.06.2017"/>	Source	<input type="text" value="REIV"/>

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 18 months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
18 Coronation Street, Brighton East 3187	\$1,535,000	23.09.2017
68 Teak Street, Caulfield South 3162	\$1,360,000	06.08.2017
91 Allison Road, Elsternwick 3185	\$1,780,000	18.06.2017