

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 53 Saturn Street, Caulfield South

**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 \$1,500,000 & \$1,650,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$1,605,000 \*House ☒ \*Unit ☐ Suburb Caulfield South

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

**Comparable property sales**

**A** These are the three properties sold within two kilometres of the property for sale in the last six months 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
47 Ludbrook Avenue Caulfield South	\$1,690,000	06/05/2017
36 Clinton Street Brighton East	\$1,630,000	13/05/2017
1 Riddell Pde, Elsternwick	\$1,607,000	31/05/2017