

Statement of Information

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

168A Sycamore 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
(*Delete single price or range as applicable)

Single price \$* or range between \$*1,300,000 & \$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median price \$995,000 *House *unit Suburb or locality Caulfield South

Period - From Nov 2016 to May 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
2a Lockhart Street, Caulfield	\$1,385,000	9/4/2017
49a Saturn Street, Caulfield South	\$1,375,000	3/12/2016
1/13 Brooklyn Avenue, Caulfield South	\$1,310,000	20/08/2017

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)