

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

34b Marara Road Caulfield South VIC 3162

Indicative selling priceFor 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 & \$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,728,000 *House ☒ *Unit ☐ Suburb CAULFIELD SOUTH

Period - From 01/07/2017 to 30/09/2017 Source 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 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
34a Gardenvale Road Caulfield South 3162	\$1,641,250	19/11/2017
5a Scott Street Caulfield South 3162	\$1,655,000	29/09/2017
10 Jenkins Street Caulfield South 3162	\$1,650,000	19/11/2017