

## Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address  
Including suburb and  
postcode

11 Laura Street, Caulfield South Vic 3162

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&amp;

\$1,700,000

**Median sale price**

Median price \$1,635,000

House

X

Suburb Caulfield South

Period - From 01/01/2017

to

31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Av CAULFIELD SOUTH 3162	\$1,690,000	06/05/2017
318 Bambra Rd CAULFIELD SOUTH 3162	\$1,635,000	12/02/2017
14 Stone St CAULFIELD SOUTH 3162	\$1,550,000	27/05/2017