

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 10/125 Kambrook Rd, Caulfield North

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 390,000 & 425,000

Median sale price

(*Delete house or unit as applicable)

Median price \$671,250 *House *unit x Suburb
 or locality Caulfield North
 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/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
1. 3/125 Kambrook Rd Caulfield N	\$449,000	19/08/17
2. 143/115 Neerim Rd Glen Huntly 3163	\$387,500	17/06/17
3. 414/15 Bond street Caulfield N	\$430,000	27/10/17