

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 970 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price N/A or range between \$880,000 & \$960,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 1,605,000 *House x *unit Suburb or locality 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/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.

Address of comparable property	Price	Date of sale
1. 213 Bambra Rd CAULFIELD SOUTH 3162	\$962,500	21/05/2017
2. 444 Kooyong Rd CAULFIELD SOUTH 3162	\$950,000	24/06/2017
3. 1/27a Bambra Rd CAULFIELD NORTH 3161	\$921,000	30/07/2017