

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 391b North Road, Caulfield South

### Indicative selling price

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

Single price \$\* or range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,605,000 \*House ☒ \*Unit ☐ Suburb Caulfield South

Period - From 01/04/2017 to 30/06/2017 Source REIV

### Comparable property sales

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
2/203 North Road, Caulfield South VIC 3162	\$1,237,000	17/06/2017
3/2 Woodville Avenue, Glen Huntly VIC 3163	\$1,230,000	10/09/2017
3/63 Bealiba Road, Caulfield South VIC 3162	\$1,205,000	16/07/2017