

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 20a LaTrobe Street, Caulfield South

Indicative selling price

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

Single price \$1,899,000

or range between

&

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 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
10a Marara Road Caulfield South	\$1,820,000	30/04/2017
13b Bundeera Road Caulfield South	\$1,777,000	23/07/2017
30a Narrawong Road, Caulfield South	\$1,845,000	24/07/2017