

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*

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 \$*1.500,000 & \$1.650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,635,000 *House ☒ *unit ☐ Suburb or locality Caulfield South

Period - From 01/01/2017 to 31/03/2017 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
1 190 Kambrook Rd, Caulfield 3162	\$ 1,665,000	03/12/2016
2 171a Sycamore St, Caulfield South 3162	\$ 1,665.000	25/02/2017
3 24 Pyne St, Caulfield 3162	\$ 1,540,000	02/04/2017

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.
Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)