

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 142 Sycamore Street, 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)

Range between \$1,350,000 & \$1,485,000

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: 131 Sycamore St CAULFIELD SOUTH 3162	\$1,350,000	20/05/2017
2: 67 Ludbrook Av CAULFIELD SOUTH 3162	\$1,410,000	08/04/2017
3: 192 Bam bra Rd CAULFIELD SOUTH 3162	\$1,450,000	08/03/2017