

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

18 Cedar Street, Caulfield South

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 \$*1,150,000 & \$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,635,000 *House *unit Suburb or locality Caulfield South
 Period - From 1/1/2017 to 31/8/2017 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
131 Sycamore Street, Caulfield South	\$1,350,000	20/05/2017
393 North Road, Caulfield South	\$1,200,000	25/2/2017
7 Poplar Grove, Caulfield South	\$1,115,000	14/05/2017

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)