

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 1/434 Hawthorn Road, 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)

Single price \$ or range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,213,000 Property type Unit Suburb Caulfield South
Period - From 01/01/2024 to 31/03/2024 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
1/203 Booran Road, Caulfield South, VIC, 3162	\$1,110,000	14/05/2024
2 6/195-197 North Road, Gardenvale, VIC, 3185	\$1,050,000	22/04/2024
3 1/183 Kambrook Road, Caulfield, VIC, 3162	\$1,150,000	16/03/2024

This Statement of Information was prepared on: 05/06/2024

Agent

Date

Vendor

Date

Vendor

Date