

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 2/168 Hawthorn Road, Caulfield North VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,381,250 Property type Townhouse Suburb Caulfield North

Period - From 27/05/2023 to 26/05/2024 Source REIV

Comparable property sales

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-------------|--------------|
| 1. 1/309 Hawthorn RD CAULFILED 3162 | \$1,350,000 | 05/05/2024 |
| 2. 21/3 Wilks St CAULFIELD NORTH 3161 | \$1,300,000 | 21/05/02024 |

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.

This Statement of Information was prepared on: 27/05/2024