

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address postcode

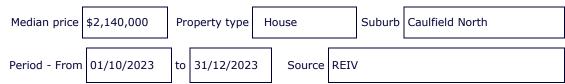
Including suburb and 143 Hawthorn Road, Caulfield North VIV 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

\$	or range between	\$1,700,000	&	\$1,870,000
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Median sale price



Comparable property sales

Address of comparable property		Price	Date of sale
	1. 45 Kambrook Rd CAULFIELD NORTH 3161	\$1,861,000	03/03/2024
	2. 173 Orrong Rd ST KILDA EAST 3183	\$1,730,000	17/03/2024

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:

19/03/2024