

# 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 2/153-163 Hawthorn Road, Caulfield North VIC 3161

## Indicative selling price

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

Range between \$750,000 & \$820,000

## Median sale price

Median price \$802,500 Property type Unit Suburb Caulfield North  
Period - From 01/10/2023 to 31/12/2023 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. 5/129 Kambrook Rd CAULFIELD NORTH 3161	\$790,000	27/11/2023
2. 2/892 Glen Huntly Rd CAULFIELD SOUTH 3162	\$772,000	11/11/2023
3. 13/153-163 Hawthorn Rd CAULFIELD NORTH 3161	\$765,000	30/10/2023

This Statement of Information was prepared on: 21/01/2024



Agent

25/01/2024

Date

Vendor

Date