

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

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 480 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 \$1,100,000 & \$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,605,000 *House ☒ *Unit ☐ Suburb Caulfield South

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
308 Bambra Rd CAULFIELD SOUTH 3162	\$1,263,000	21/05/2017
3/63 Bealiba Rd CAULFIELD SOUTH 3162	\$1,205,000	16/07/2017
1b Alder St CAULFIELD SOUTH 3162	\$1,180,000	09/07/2017