

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb and  
postcode

518 Hawthorn Road, Caulfield Vic 3162

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&amp;

\$1,350,000

**Median sale price**

Median price \$1,701,000

House

X

Unit

Suburb Caulfield

Period - From 01/07/2017

to

30/06/2018

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
1	13 Imperial Av CAULFIELD SOUTH 3162	\$1,352,500	11/08/2018
2	1 Brooklyn Av CAULFIELD SOUTH 3162	\$1,338,000	17/06/2018
3	511 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,154,000	30/06/2018

**OR**

- B\*** 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.



3 1 2

**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**13 Imperial Av CAULFIELD SOUTH 3162 (REI)** Agent Comments

3 1 2

**Price:** \$1,352,500

**Method:** Auction Sale

**Date:** 11/08/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 517 sqm approx



**1 Brooklyn Av CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments

3 2 2

**Price:** \$1,338,000

**Method:** Auction Sale

**Date:** 17/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**511 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)** Agent Comments

3 1 2

**Price:** \$1,154,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 552 sqm approx