

# 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 503/77 Hawthorn Road, Caulfield North VIC

## Indicative selling price

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

Single price  or range between  &

## Median sale price

Median price  Property type  Suburb

Period - From  to  Source

## Comparable property sales

**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 | 13/573 Glen Huntly Road, Elsternwick 3185 | \$710,000 | 17/12/2021   |
| 2 | 2/15 Waiora Rd, Caulfield North 3161      | \$700,000 | 10/02/2022   |
| 3 | 3/5 Armadale St, Armadale 3143            | \$700,000 | 16/02/2022   |

This Statement of Information was prepared on: