

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 2/426 Hawthorn Road, Caulfield South

Indicative selling price

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

Single price \$665,000 or range between &

Median sale price

Median price \$1,180,000 Property type Unit Suburb Caulfield South

Period - From 1/10/2020 to 30/12/2020 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
2/462 Hawthorn Road, Caulfield South	\$627,000	16/12/2020
4/876 Glen Huntly Road, Caulfield South	\$691,000	29/11/2020
4/153 Hawthorn Road, Caulfield North	\$810,000	18/2/2021

This Statement of Information was prepared on: 3/5/21