

# 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 518 Hawthorn Road, Caulfield South VIC 3162

## Indicative selling price

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

Single price \$1,349,000

## Median sale price

Median price \$1,708,000

Property type House

Suburb Caulfield South

Period - From 01/10/2019

to 31/12/2019

Source REIV

## 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
26 Grey Street, Caulfield South VIC 3162	\$1,406,000	24/11/2019
281 North Road, Caulfield South VIC 3162	\$1,405,000	22/02/2020
22 Murray Road, McKinnon VIC 3204	\$1,398,000	26/10/2019

This Statement of Information was prepared on: 23/03/2020