

485 Hawthorn Road, Caulfield South Vic 3162



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$825,000 - \$907,000
Median House Price
March quarter 2017: \$1,635,000

Comparable Properties



15 Dover St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,065,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 3
Property Type: House (Res)
Land Size: 273 sqm



21 Dover St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$970,000
Method: Sold Before Auction
Date: 12/12/2016
Rooms: 4
Property Type: House - Semi-detached
Land Size: 282 sqm



213 Bambra Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**



Price: \$962,500
Method: Auction Sale
Date: 21/05/2017
Rooms: 3
Property Type: House (Res)

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

485 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$825,000

&

\$907,000

Median sale price

Median price

\$1,635,000

House

X

Suburb

Caulfield South

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
15 Dover St CAULFIELD SOUTH 3162	\$1,065,000	04/03/2017
21 Dover St CAULFIELD SOUTH 3162	\$970,000	12/12/2016
213 Bambra Rd CAULFIELD SOUTH 3162	\$962,500	21/05/2017