

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 4/144 Hawthorn Road, Caulfield North VIC 3161

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$1,248,000 Property type Apartment Suburb CAULFIELD NORTH

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales

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
4/488 Glen Huntly Rd ELSTERNWICK 3185	\$605,000	08/10/2020
1/18-20 St Georges Rd ARMADALE 3143	\$587,500	28/10/2020
205/687 Glen Huntly Rd CAULFIELD 3162	\$610,000	25/11/2020

~~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.~~

This Statement of Information was prepared on: 14/12/2020