

Statement of Information

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 493 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 \$* or range between \$950,000 & \$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,605,000 *House *Unit Suburb Caulfield South

Period - From 1/04/2017 to 30/06/2017 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
1) 3 Ellington Street, Caulfield South 3162	\$1,246,000	5/08/2017
2) 970 Glen Huntly Road, Caulfield South 3162	\$971,000	19/08/2017
3) 485 Hawthorn Road, Caulfield South 3162	\$960,000	24/06/2017