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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 331 Hawthorn Road, Caulfield

## Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

## Median sale price

Median price \$1,560,000 \*House ☒ \*Unit ☐ Suburb Caulfield

Period - From 01/04/2019 to 30/06/2019 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12a Snowdon Avenue, Caulfield	\$1,130,000	25/08/2019
37 Ludbrook Avenue, Caulfield South	\$1,240,000	27/07/2019
334a Bambra Road. Caulfield South	\$1,245,000	14/07/2019