

# 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 201/288 Hawthorn Road, Caulfield VIC 3162

## Indicative selling price

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

Single price N/A or range between \$630,000 & \$690,000

## Median sale price

Median price \$725,000 Property type UNIT Suburb CAULFIELD

Period - From 01/04/2022 to 30/06/2022 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
1. 4/2 Dorgan St CAULFIELD NORTH 3161	\$ 680,000	15/06/2022
2. 5/13 Wanda Rd CAULFIELD NORTH 3161	\$ 658,000	15/09/2022
3. 7/9 Marriott St CAULFIELD 3162	\$ 655,000	08/10/2022

This Statement of Information was prepared on: Thursday 13<sup>th</sup> October 2022