

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 512 Hawthorn Road, Caulfield South VIC 3162

Indicative selling price

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

Single price \$ 1,525,000

or range between

&

Median sale price

Median price 1,783,000

Property type HOUSE

Suburb CAULFIELD SOUTH

Period - From 01/04/2023

to 31/03/2024

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 20 Moore St, Caulfield South 3162	\$ 1,500,000	05/05/2024
2 155 Sycamore St, Caulfield South 3162	\$ 1,475,000	28/04/2024
3 1/58 Teak St, Caulfield South 3162	\$ 1,453,000	27/03/2024

This Statement of Information was prepared on: 17/06/2024