

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

488A Hawthorn Road, Caulfield South Vic 3162

## Indicative selling price

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

Range between \$950,000

&

\$1,045,000

## Median sale price

Median price \$1,952,500

Property type House

Suburb Caulfield South

Period - From 01/01/2023

to

31/12/2023

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
1/13 LUDBROOK AVE, CAULFIELD SOUTH, VIC 3162	\$1,026,000	24/02/2024
327 BAMBRA RD, CAULFIELD SOUTH, VIC 3162	\$1,101,000	06/11/2023
6A CURRAWEEENA RD, CAULFIELD SOUTH, VIC 3162	\$1,010,000	26/11/2023

This Statement of Information was prepared on: 26/02/2024