

# 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

4/189 Hawthorn Road, Caulfield North

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$580,000

&

\$630,000

## Median sale price

Median price

\$1,248,000

Property type

Apartment

Suburb

Caulfield North

Period - From

01/07/2020

to

30/09/2020

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
6/132 Balaclava Road, Caulfield North	\$617,000	11/12/2020
2/462 Hawthorn Road, Caulfield South	\$627,000	16/12/2020
10/37 Park Street, Elsternwick	\$630,000	21/12/2020

This Statement of Information was prepared on: 18/01/2021