

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

107/449 HAWTHORN ROAD CAULFIELD SOUTH VIC 3162

### 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

\$840,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

7/15 MANCHESTER GROVE GLEN HUNTLY VIC 3163	\$806,000	27-Jul-24
155B MALE STREET BRIGHTON VIC 3186	\$860,000	08-May-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 23 September 2024



**7/15 MANCHESTER GROVE GLEN  
HUNTLY VIC 3163**

Sold Price

<sup>RS</sup> **\$806,000**

Sold Date

**27-Jul-24**

2 2 1

Distance

**1.85km**



**155B MALE STREET BRIGHTON VIC  
3186**

Sold Price

**\$860,000**

Sold Date

**08-May-24**

2 2 1

Distance

**2.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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