

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 203/464 Hawthorn Road Caulfield South, 3162

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$723,000 Property type Apartment Suburb Caulfield South

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

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
1/464 Hawthorn Road Caulfield South 3162	\$630,000	25/02/2023
102/288 Hawthorn Road Caulfield 3162	\$656,000	18/02/2023
32/573 Glen Huntly Road Elsternwick 3185	\$680,000	02/04/2023

This Statement of Information was prepared on: 24/07/2023