

Statement of Information

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 26 Hawthorn Avenue, Caulfield North

Indicative selling price

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

Single price \$* or range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$2,320,000 *House ☒ *Unit ☐ Suburb Caulfield North

Period - From 01/07/2017 to 30/09/2017 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
604 Inkerman Road, Caulfield North VIC 3161	\$1,785,000	29/10/2017
15 Service Street, Caulfield North VIC 3161	\$1,905,000	30/07/2017
23 Salisbury Street Caulfield North 3161	\$2,050,000	18/11/2017