

# 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 304/144 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 \$629,000

or range between

&

## Median sale price

Median price \$720,000

Property type Apartment

Suburb Caulfield North

Period - From 01/10/2020

to 31/12/2020

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
305/144 Hawthorn Road, Caulfield North	\$720,000	15/11/2020
4/876 Glen Huntly Road, Caulfield	\$691,000	29/11/2020
4/144 Hawthorn Road, Caulfield North	\$599,000	08/01/2021

This Statement of Information was prepared on: 07/04/2021