

# 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 9/78-80 Hawthorn Road, Caulfield North VIC 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$585,000 & \$635,000

## Median sale price

Median price \$715,000 Property type Apartment Suburb Caulfield North

Period - From 01/10/2020 to 30/09/2021 Source Price Finder

## 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
2/213 Alma Road, St Kilda East VIC 3183	\$670,000	04/12/2021
2/399 Alma Road, Caulfield North VIC 3161	\$620,000	16/10/2021
11/353 Alma Road, Caulfield North VIC 3161	\$655,000	12/08/2021

This Statement of Information was prepared on: 10/01/2022