



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)

512 Hawthorn Road, CAULFIELD SOUTH, 3162

Indicative selling price

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

Single Price

\$1,375,000

or range between

&

Median sale price

Median price

\$1,475,000

Property type

House

Suburb

CAULFIELD SOUTH, 3162

Period from

31/03/2017

to

03/07/2017

Source

RP DATA

Comparable property sale

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

2/497 Hawthorn rd, Caulfield South, 3162

\$1,350,000

09/05/2017

67 Ludbrook Ave, Caulfield South, 3162

\$1,410,000

15/04/2017

192 Bamba rd, Caulfield South , 3162

\$1,450,000

05/03/2017