



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)

1/426 Hawthorn Road, CAULFIELD SOUTH, 3162

Indicative selling price

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

Single Price

or range between

\$580,000

&

\$638,000

Median sale price

Median price

\$760,000

Property type

Unit

Suburb

CAULFIELD SOUTH, 3162

Period from

03/03/2017

to

15/08/2017

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

Flat 102, 409 Hawthorn Road, CAULFIELD SOUTH, 3162 Victoria

\$537,500

06/03/2017

Flat 201, 409 Hawthorn Road, CAULFIELD SOUTH, 3162 Victoria

\$640,000

07/03/2017

Flat 2, 466 Kooyong Road, CAULFIELD SOUTH, 3162 Victoria

\$660,000

01/04/2017