

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

29 Hawthorn Road, Caulfield North

Indicative selling price

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

Range between \$*1,900,000 & \$2,000,000

Median sale price

Median price \$1,835,000 *House Suburb Caulfield North

Period - From 2/3/2018 to 1/3/2019 Source realestate.com.au

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
1 – 6 Cambden Road, Hawthorn	\$2,900,000	16/11/2018
2 – 2 Berkeley Court, Kew	\$3,850,000	24/10/2018
3 – 15 Linnaker Place, Kew	\$1,580,000	15/10/2018

Date: 20/5/2019