

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 **2/290 Hawthorn Road, Caulfield 3162**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$620,000 & \$650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$667,750 *House *Unit X Suburb Caulfield 3162
Period - From 1/2/18 to 30/7/18 Source REA

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
G8/127 Murray Street Caulfield 3162	\$ 685,500	21/4/18
113/37 Park Street Elsternwick 3158	\$ 622,500	22/4/18
18/573 Glen Huntly Road Elsternwick 3158	\$ 633,500	20/5/18

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~