

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 3/74 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$770,000 & \$800,000

Median sale price

Median price \$661,000 House Unit X Suburb Caulfield North

Period - From 01/10/2017 to 31/12/2017 Source REIV

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
1	21/62 Wattletree Rd ARMADALE 3143	\$821,000	12/08/2017
2	8/37 Northcote Av CAULFIELD NORTH 3161	\$765,000	14/11/2017
3	2/2 Egerton Rd ARMADALE 3143	\$750,000	19/08/2017

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



21/62 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$821,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 5

Property Type: Apartment



8/37 Northcote Av CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$765,000

Method: Private Sale

Date: 14/11/2017

Rooms: -

Property Type: Villa

Land Size: 200 sqm approx



2/2 Egerton Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: Apartment