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Oren Flamm 9533 0999 0407 750 438

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

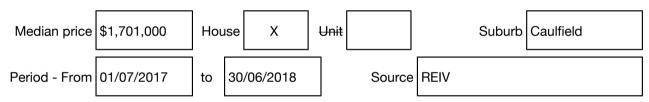
4/307 Hawthorn Road, Caulfield Vic 3162

Indicative selling price

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

 Range between
 \$1,100,000
 &
 \$1,210,000

Median sale price



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	2/63 Filbert St CAULFIELD SOUTH 3162	\$1,199,000	25/02/2018
2	1/18 Payne St CAULFIELD NORTH 3161	\$1,160,000	11/05/2018
3	4/12 Parkside St ELSTERNWICK 3185	\$1,157,000	26/05/2018

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 4/307 Hawthorn Road, Caulfield Vic 3162







Rooms: **Property Type:** Agent Comments

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Indicative Selling Price \$1,100,000 - \$1,210,000 **Median House Price** Year ending June 2018: \$1,701,000

Comparable Properties



2/63 Filbert St CAULFIELD SOUTH 3162 Agent Comments (REI/VG) 3 2 2 Price: \$1,199,000 Method: Auction Sale Date: 25/02/2018 Rooms: 5 Property Type: Unit



1/18 Payne St CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$1,160,000 Method: Private Sale Date: 11/05/2018 Rooms: -Property Type: Townhouse (Res)



4/12 Parkside St ELSTERNWICK 3185 (REI)



Agent Comments

Price: \$1,157,000 Method: Auction Sale Date: 26/05/2018 Rooms: -Property Type: Townhouse (Res)

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