

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,701,000

House

X

Unit

Suburb Caulfield

Period - From 01/07/2017

to

30/06/2018

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	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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/63 Filbert St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



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)