

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

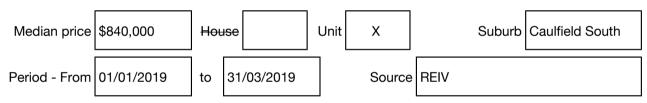
101/464 Hawthorn Road, Caulfield South Vic 3162
a

Indicative selling price

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

Range between	\$550,000	&	\$600,000	

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	5/462 Hawthorn Rd CAULFIELD SOUTH 3162	\$610,000	17/12/2018
2	101/288 Hawthorn Rd CAULFIELD 3162	\$600,000	11/11/2018
3	501/28 Riddell Pde ELSTERNWICK 3185	\$595,688	14/02/2019

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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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.





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median Unit Price March quarter 2019: \$840,000

Comparable Properties



5/462 Hawthorn Rd CAULFIELD SOUTH 3162 Agent Comments (REI/VG) Price: \$610,000

Method: Private Sale Date: 17/12/2018 Rooms: -Property Type: Apartment

101/288 Hawthorn Rd CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$600,000 Method: Private Sale Date: 11/11/2018 Rooms: 3 Property Type: Apartment



501/28 Riddell Pde ELSTERNWICK 3185 (REI/VG)

1 - 1 2 **1** 2 **1** 2

Price: \$595,688 Method: Private Sale Date: 14/02/2019 Rooms: -Property Type: Apartment Agent Comments

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