



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

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$840,000

House

Unit

X

Suburb

Caulfield South

Period - From

01/01/2019

to

31/03/2019

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	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.



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
(REI/VG)

Agent Comments



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)

Agent Comments



Price: \$595,688

Method: Private Sale

Date: 14/02/2019

Rooms: -

Property Type: Apartment