Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2/464 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$680,000

Median sale price

Median price	\$750,000	Pro	perty Type Unit		Subur	Caulfield South
Period - From	01/04/2020	to	30/06/2020	Sou	rce REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	5/1094-1096 Glen Huntly Rd GLEN HUNTLY 3163	\$690,000	25/03/2020
2	3/2a Royal Pde CAULFIELD SOUTH 3162	\$681,000	23/02/2020
3	201/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$675,000	12/08/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

05/08/2020 19:08



NICK JOHNSTONE

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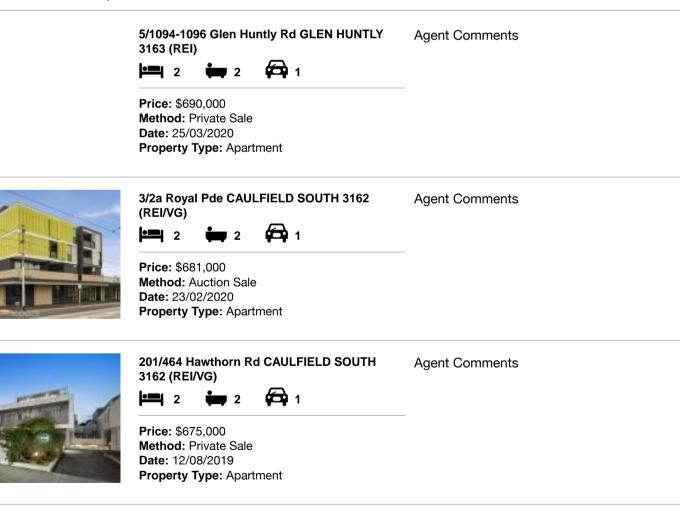
Property Type: Strata Unit/Flat Agent Comments

03 9553 8300 0403 857 266 simone@nickjohnstone.com.au Indicative Selling Price

Median Unit Price \$680,000 Median Unit Price June quarter 2020: \$750,000

Simone Chin

Comparable Properties



Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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.