

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/464 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Caulfield South

Period - From 01/04/2020

to 30/06/2020

Source 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.

	Address 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



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

**5/1094-1096 Glen Huntly Rd GLEN HUNTLY
3163 (REI)**

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 25/03/2020

Property Type: Apartment



**3/2a Royal Pde CAULFIELD SOUTH 3162
(REI/VG)**

Agent Comments

2 2 1

Price: \$681,000

Method: Auction Sale

Date: 23/02/2020

Property Type: Apartment



**201/464 Hawthorn Rd CAULFIELD SOUTH
3162 (REI/VG)**

Agent Comments

2 2 1

Price: \$675,000

Method: Private Sale

Date: 12/08/2019

Property Type: Apartment