Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	60/167 Hawthorn Road, Caulfield North Vic 3161
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$688,000	Pro	operty Type U	nit	Su	uburb	Caulfield North
Period - From 01/10/202	3 to	30/09/2024	So	urceRE	EIV	

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

Add	dress of comparable property	Price	Date of sale
1	5/95 Outer Cr BRIGHTON 3186	\$652,047	23/08/2024
2	48/167 Hawthorn Rd CAULFIELD NORTH 3161	\$675,000	07/06/2024
3	14/88 Orrong Rd ELSTERNWICK 3185	\$692,800	24/11/2023

OR

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

This Statement of Information was prepared on:	30/12/2024 15:50





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Indicative Selling Price \$275,000 **Median Unit Price** Year ending September 2024: \$688,000





Agent Comments

Comparable Properties

5/95 Outer Cr BRIGHTON 3186 (VG)

Agent Comments

Price: \$652,047 Method: Sale Date: 23/08/2024

Property Type: Retirement Village Individual Flat/Unit



48/167 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Price: \$675,000 Method: Sale

Date: 07/06/2024 Property Type: Retirement Village Individual Flat/Unit Agent Comments



14/88 Orrong Rd ELSTERNWICK 3185 (VG)

Price: \$692,800 Method: Sale Date: 24/11/2023

Property Type: Retirement Village Individual Flat/Unit

Agent Comments

Account - Atria Real Estate





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