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

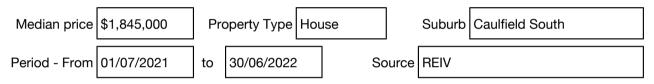
501 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

| For the meaning of this | | |
|-------------------------|--|--|
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| | | |

Single price \$1,475,000

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 | 10 Macgowan Av GLEN HUNTLY 3163 | \$1,421,000 | 01/08/2022 |
| 2 | 2 Albion St CAULFIELD SOUTH 3162 | \$1,400,000 | 07/05/2022 |
| 3 | 102 Sycamore St CAULFIELD SOUTH 3162 | \$1,400,000 | 05/06/2022 |

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.

This Statement of Information was prepared on:

13/09/2022 11:06







Property Type: House **Land Size:** 554 sqm approx Agent Comments Oren Flamm 9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

Indicative Selling Price \$1,475,000 Median House Price Year ending June 2022: \$1,845,000

Comparable Properties



10 Macgowan Av GLEN HUNTLY 3163 (REI)



Price: \$1,421,000 Method: Private Sale Date: 01/08/2022 Property Type: Unit

Agent Comments

Agent Comments

Lenter

2 Albion St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



Price: \$1,400,000 Method: Auction Sale Date: 07/05/2022 Property Type: House (Res)



102 Sycamore St CAULFIELD SOUTH 3162 (REI)



Price: \$1,400,000 Method: Sold After Auction Date: 05/06/2022 Property Type: House

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



propertydata

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