

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 price see consumer.vic.gov.au/underquoting

Single price

\$1,475,000

Median sale price

Median price

\$1,845,000

Property Type

House

Suburb

Caulfield South

Period - From

01/07/2021

to

30/06/2022

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	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

501 Hawthorn Road, Caulfield South Vic 3162



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



3 1 1

Property Type: House

Land Size: 554 sqm approx

Agent Comments

Comparable Properties



10 Macgowan Av GLEN HUNTLY 3163 (REI)

Agent Comments

3 2 2

Price: \$1,421,000

Method: Private Sale

Date: 01/08/2022

Property Type: Unit



2 Albion St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 1

Price: \$1,400,000

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)



102 Sycamore St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.