

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

202/462 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$580,000 & \$635,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Caulfield South

Period - From 22/07/2019 to 21/07/2020 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	101/2a Royal Pde CAULFIELD SOUTH 3162	\$650,000	03/03/2020
2	113/37 Park St ELSTERNWICK 3185	\$600,000	13/07/2020
3	205/2a Royal Pde CAULFIELD SOUTH 3162	\$586,500	13/05/2020

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:

22/07/2020 17:15



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 733 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$635,000
Median Unit Price
22/07/2019 - 21/07/2020: \$820,000

Comparable Properties

101/2a Royal Pde CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 03/03/2020
Property Type: Apartment



113/37 Park St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 13/07/2020
Rooms: 6
Property Type: Apartment



205/2a Royal Pde CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$586,500
Method: Private Sale
Date: 13/05/2020
Property Type: Apartment