

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

413 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,198,000

Property Type Unit

Suburb Caulfield South

Period - From 01/04/2020

to

31/03/2021

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	415 Hawthorn Rd, Caulfield South, Vic 3162, Australia	\$1,150,000	06/04/2021
2	322 Bambra Rd CAULFIELD SOUTH 3162	\$1,100,000	22/11/2020
3	970 Glen Huntly Rd CAULFIELD SOUTH 3162	\$1,040,000	18/11/2020

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:

26/04/2021 14:17



 2  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending March 2021: \$1,198,000

Comparable Properties



415 Hawthorn Rd, Caulfield South, Vic 3162, Australia (REI)

Agent Comments

 2  1  1

Price: \$1,150,000

Method:

Date: 06/04/2021

Property Type: House



322 Bambra Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

 2  1  1

Price: \$1,100,000

Method: Sold Before Auction

Date: 22/11/2020

Rooms: 4

Property Type: House - Semi-detached

Land Size: 310 sqm approx



970 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

 2  1  2

Price: \$1,040,000

Method: Sold Before Auction

Date: 18/11/2020

Rooms: 4

Property Type: House (Res)

Land Size: 270 sqm approx