

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

6/365a Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Caulfield South

Period - From 01/10/2018 to 30/09/2019 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.

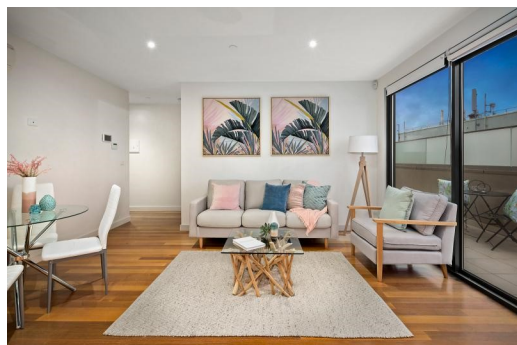
	Address of comparable property	Price	Date of sale
1	14/1-3 Carre St ELSTERNWICK 3185	\$547,250	11/09/2019
2	103/147 Neerim Rd GLEN HUNTLY 3163	\$545,000	25/06/2019
3	105/15 Manchester Gr GLEN HUNTLY 3163	\$524,000	11/07/2019

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:

04/11/2019 16:12



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending September 2019: \$800,000

Comparable Properties



14/1-3 Carre St ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$547,250
Method: Auction Sale
Date: 11/09/2019
Rooms: 3
Property Type: Apartment



103/147 Neerim Rd GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$545,000
Method: Private Sale
Date: 25/06/2019
Rooms: 3
Property Type: Apartment



105/15 Manchester Gr GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$524,000
Method: Private Sale
Date: 11/07/2019
Rooms: 5
Property Type: Apartment