## 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

3/283 Hawthorn Road, Caulfield Vic 3162

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$900,000	&	\$990,000	0				
Median sale p	rice							
Median price	\$1,060,000	Property Type	Unit	Suburb	Caulfield			
Period - From	01/01/2022	to 31/03/2022	Sc	ourceREIV				

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	2/309 Hawthorn Rd CAULFIELD 3162	\$1,060,000	20/03/2022
2	2/11 Jasmine St CAULFIELD SOUTH 3162	\$1,035,000	25/06/2022
3	2/635 Inkerman Rd CAULFIELD NORTH 3161	\$962,500	11/04/2022

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:

03/07/2022 13:56



3/283 Hawthorn Road, Caulfield Vic 3162

### THE AGENCY





Property Type: Townhouse Agent Comments Eyal Malka 03 8578 0388 0414 778 837 eyalmalka@theagency.com.au

Indicative Selling Price \$900,000 - \$990,000 Median Unit Price March quarter 2022: \$1,060,000

# **Comparable Properties**



2/309 Hawthorn Rd CAULFIELD 3162 (REI/VG) Agent Comments



Price: \$1,060,000 Method: Auction Sale Date: 20/03/2022 Property Type: Townhouse (Res)



2/11 Jasmine St CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,035,000 Method: Auction Sale Date: 25/06/2022 Property Type: House (Res)



2/635 Inkerman Rd CAULFIELD NORTH 3161 Agent Comments (REI/VG)



Price: \$962,500 Method: Private Sale Date: 11/04/2022 Property Type: Townhouse (Single)

#### Account - The Agency Port Phillip | P: 03 8578 0388





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