

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 between \$900,000

&

\$990,000

Median sale price

Median price \$1,060,000

Property Type Unit

Suburb Caulfield

Period - From 01/01/2022

to 31/03/2022

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	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

Eyal Malka
03 8578 0388
0414 778 837
eyalmalka@theagency.com.au



3 2 2

Property Type: Townhouse
Agent Comments

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**

3 2 1

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**

3 1 2

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



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

3 3 2

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

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