

# 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

102/365 Hawthorn Road, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$570,000

&

\$595,000

### Median sale price\*

Median price

Property Type

Suburb

Caulfield South

Period - From

to

Source

### 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	5/539 Glen Huntly Rd ELSTERNWICK 3185	\$580,000	27/05/2021
2	1/462 Hawthorn Rd CAULFIELD SOUTH 3162	\$585,000	08/05/2021
3	307/58 Kambrook Rd CAULFIELD NORTH 3161	\$588,000	07/05/2021

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:

12/07/2021 10:14

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$570,000 - \$595,000  
**No median price available**

## Comparable Properties



**5/539 Glen Huntly Rd ELSTERNWICK 3185 (REI)**

Agent Comments

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**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 27/05/2021  
**Property Type:** Apartment



**1/462 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

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**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** Apartment



**307/58 Kambrook Rd CAULFIELD NORTH 3161 (VG)**

Agent Comments

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**Price:** \$588,000  
**Method:** Sale  
**Date:** 07/05/2021  
**Property Type:** Strata Unit/Flat