

# 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

102/286 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 \$540,000 & \$575,000

### Median sale price

Median price \$880,000 Property Type Unit Suburb Caulfield South

Period - From 09/02/2020 to 08/02/2021 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	7/11 Roseberry Gr GLEN HUNTLY 3163	\$561,000	24/10/2020
2	5/26 Eumeralla Rd CAULFIELD SOUTH 3162	\$551,500	28/01/2021
3	12/1015 Glen Huntly Rd CAULFIELD 3162	\$550,000	19/01/2021

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: 09/02/2021 15:00



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$540,000 - \$575,000  
**Median Unit Price**  
09/02/2020 - 08/02/2021: \$880,000

## Comparable Properties



**7/11 Roseberry Gr GLEN HUNTLY 3163 (REI/VG)**

Agent Comments



**Price:** \$561,000  
**Method:** Private Sale  
**Date:** 24/10/2020  
**Rooms:** 3  
**Property Type:** Apartment



**5/26 Eumeralla Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments



**Price:** \$551,500  
**Method:** Sold Before Auction  
**Date:** 28/01/2021  
**Property Type:** Apartment



**12/1015 Glen Huntly Rd CAULFIELD 3162 (REI)** Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 19/01/2021  
**Property Type:** Apartment