

# 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

102/452 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)

Single price

\$580,000

### Median sale price

Median price

\$802,500

Property Type

Unit

Suburb

Caulfield South

Period - From

24/02/2019

to

23/02/2020

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	301/365a Hawthorn Rd, Caulfield South, Vic 3162, Australia	\$510,000	04/02/2020
2	3/625 Glen Huntly Rd CAULFIELD 3162	\$600,000	22/02/2020
3	201/888 Glen Huntly Rd CAULFIELD SOUTH 3162	\$550,000	04/12/2019

**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:

24/02/2020 09:39



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**

\$580,000

**Median Unit Price**

24/02/2019 - 23/02/2020: \$802,500

## Comparable Properties

**301/365a Hawthorn Rd, Caulfield South, Vic 3162, Australia (REI)**

Agent Comments



**Price:** \$510,000

**Method:**

**Date:** 04/02/2020

**Property Type:** Apartment



**3/625 Glen Huntly Rd CAULFIELD 3162 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** Apartment



**201/888 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 04/12/2019

**Rooms:** 3

**Property Type:** Apartment