



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 201/464 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$840,000 House Unit X Suburb Caulfield South

Period - From 01/01/2019 to 31/03/2019 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	1/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$630,000	09/06/2019
2	101/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$606,000	04/05/2019
3	102/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$600,000	11/06/2019

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$650,000 - \$700,000

Median Unit Price

March quarter 2019: \$840,000

Comparable Properties



1/464 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments**Price:** \$630,000**Method:** Private Sale**Date:** 09/06/2019**Rooms:** 3**Property Type:** Apartment

101/464 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments**Price:** \$606,000**Method:** Auction Sale**Date:** 04/05/2019**Rooms:** -**Property Type:** Apartment

102/464 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments**Price:** \$600,000**Method:** Private Sale**Date:** 11/06/2019**Rooms:** -**Property Type:** Apartment