

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

2/462 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Caulfield South

Period - From

01/04/2020

to

30/06/2020

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	113/37 Park St ELSTERNWICK 3185	\$600,000	13/07/2020
2	3/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$585,000	03/08/2020
3			

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:

23/09/2020 16:57



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

June quarter 2020: \$750,000

Comparable Properties



113/37 Park St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 13/07/2020

Rooms: 6

Property Type: Apartment



3/464 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$585,000

Method: Sold Before Auction

Date: 03/08/2020

Rooms: 3

Property Type: Apartment

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.