

# 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

503 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

\$1,650,000

### Median sale price

Median price

\$1,792,500

Property Type

House

Suburb

Caulfield South

Period - From

01/04/2022

to

30/06/2022

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	9 Lantana Rd GARDENVALE 3185	\$1,635,000	29/05/2022
2	60 Trevelyan St ELSTERNWICK 3185	\$1,615,000	14/05/2022
3	299 Bambra Rd CAULFIELD SOUTH 3162	\$1,600,000	26/03/2022

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:

13/09/2022 11:10

503 Hawthorn Road, Caulfield South Vic 3162



Oren Flamm

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**Indicative Selling Price**

\$1,650,000

**Median House Price**

June quarter 2022: \$1,792,500



5 2 2

**Property Type:** House

**Land Size:** 550 sqm approx

**Agent Comments**

## Comparable Properties



**9 Lantana Rd GARDENVALE 3185 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,635,000

**Method:** Auction Sale

**Date:** 29/05/2022

**Property Type:** House (Res)

**Land Size:** 522 sqm approx



**60 Trevelyan St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,615,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** House (Res)

**Land Size:** 341 sqm approx



**299 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 381 sqm approx

**Account - Hodges** | P: 03 9533 0999 | F: 03 9533 0900



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