

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

6/74 Hawthorn Road, Caulfield North, VIC 3161

Indicative selling price

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

Single price

or range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$ 667,000

Property type

Unit

Suburb

CAULFIELD NORTH

Period - From

07/05/2023

to

06/05/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	509/10 Station Street Caulfield North Vic 3161	\$880,000	2024-04-24
2	5/33-35 Wanda Road Caulfield North Vic 3161	\$976,000	2024-03-24
3	10/71 Denbigh Road Armadale Vic 3143	\$932,500	2024-04-10

This Statement of Information was prepared on:

07/05/2024