

## 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 1/62 Hawthorn Road, Caulfield North Vic 3161

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

#### Median sale price

Median price \$864,000 House Unit X Suburb Caulfield North

Period - From 01/04/2019 to 30/06/2019 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	9/722 Inkerman Rd CAULFIELD NORTH 3161	\$678,000	25/05/2019
2	2/613 Inkerman Rd CAULFIELD NORTH 3161	\$622,000	18/08/2019
3	3/120 Murray St CAULFIELD 3162	\$605,000	25/06/2019

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.



2 1 1

**Property Type:**

Apartment

## Comparable Properties



**9/722 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)**

2 1 1

**Price:** \$678,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** 4

**Property Type:** Unit



**2/613 Inkerman Rd CAULFIELD NORTH 3161 (REI)**

2 1 2

**Price:** \$622,000

**Method:** Auction Sale

**Date:** 18/08/2019

**Rooms:** 3

**Property Type:** Apartment



**3/120 Murray St CAULFIELD 3162 (REI)**

2 1 1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 25/06/2019

**Rooms:** 3

**Property Type:** Apartment