

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 53/15 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$130,000 & \$140,000

Median sale price

Median price \$725,000 House Unit X Suburb Caulfield North

Period - From 01/01/2018 to 31/12/2018 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		
2		
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.



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Rooms:

Property Type: Studio Apartment

Agent Comments

Indicative Selling Price

\$130,000 - \$140,000

Median Unit Price

Year ending December 2018: \$725,000

Comparable Properties



33/15 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

1 1 -

Price: \$140,000

Method: Private Sale

Date: 07/05/2018

Rooms: 2

Property Type: Apartment



38/15 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

- - -

Price: \$120,000

Method: Sold Before Auction

Date: 30/10/2018

Rooms: -

Property Type: Studio 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.