Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

103/288 Hawthorn Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$500,000 & \$530,000	Range between	\$500,000	&	\$530,000
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Median sale price

Median price	\$965,000	Pro	perty Type Ur	nit		Suburb	Caulfield
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	710/2 Caulfield Blvd CAULFIELD NORTH 3161	\$530,000	22/11/2024
2	313/2 Caulfield Blvd CAULFIELD NORTH 3161	\$500,000	05/10/2024
3	3/286 Hawthorn Rd CAULFIELD 3162	\$570,100	11/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/01/2025 12:25





Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> **Indicative Selling Price** \$500,000 - \$530,000 **Median Unit Price** December quarter 2024: \$965,000



Property Type: Apartment **Agent Comments**

Comparable Properties



710/2 Caulfield Blvd CAULFIELD NORTH 3161 (REI/VG)

2

Agent Comments

Price: \$530,000 Method: Private Sale Date: 22/11/2024

Property Type: Apartment



313/2 Caulfield Blvd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

2



Price: \$500,000 Method: Private Sale Date: 05/10/2024 Property Type: Unit



3/286 Hawthorn Rd CAULFIELD 3162 (REI/VG)

Price: \$570,100

Method: Sold Before Auction

Date: 11/09/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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