

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

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

Median sale price

Median price \$965,000 Property Type Unit Suburb Caulfield

Period - From 01/10/2024 to 31/12/2024 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	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 comparable properties 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



Property Type: Apartment

Agent Comments

Comparable Properties



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

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



Price: \$500,000

Method: Private Sale

Date: 05/10/2024

Property Type: Unit



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

Agent Comments



Price: \$570,100

Method: Sold Before Auction

Date: 11/09/2024

Property Type: Apartment