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	103/288 Hawthorn Road, Caulfield Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$529,000

Median sale price

Median price	\$873,000	Pro	perty Type	Unit		Suburb	Caulfield
Period - From	13/02/2024	to	12/02/2025		Source	Property	/ Data

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:	13/02/2025 14:20









Property Type: Apartment

Indicative Selling Price \$529,000 **Median Unit Price** 13/02/2024 - 12/02/2025: \$873,000

Comparable Properties



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

Property Type: Apartment

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





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Agent Comments

Agent Comments



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

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





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