

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

103/464 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$695,500

Property Type

Unit

Suburb

Caulfield South

Period - From

24/07/2020

to

23/07/2021

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	201/286 Hawthorn Rd CAULFIELD 3162	\$435,000	27/06/2021
2	6/1110 Glen Huntly Rd GLEN HUNTLY 3163	\$410,000	08/05/2021
3	9/118 Murray St CAULFIELD 3162	\$420,000	24/03/2021

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:

24/07/2021 10:46