

# 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	21 Hawthorn Avenue, Caulfield North Vic 3161
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,150,000	&	\$1,250,000
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### Median sale price

Median price	\$1,775,000	House	X	Unit		Suburb	Caulfield North
Period - From	01/04/2018	to	30/06/2018	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	43 Crimea St CAULFIELD NORTH 3161	\$1,295,000	06/05/2018
2	3 Cobden St CAULFIELD NORTH 3161	\$1,120,000	02/09/2018
3	72 Kambrook Rd CAULFIELD NORTH 3161	\$1,094,000	15/04/2018

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.



 3  1  1

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
June quarter 2018: \$1,775,000

## Comparable Properties



**43 Crimea St CAULFIELD NORTH 3161 (REI)** **Agent Comments**

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**Price:** \$1,295,000  
**Method:** Auction Sale  
**Date:** 06/05/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 354 sqm approx



**3 Cobden St CAULFIELD NORTH 3161 (REI)** **Agent Comments**

 2  1  1

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 02/09/2018  
**Rooms:** 4  
**Property Type:** House (Res)



**72 Kambrook Rd CAULFIELD NORTH 3161 (REI)** **Agent Comments**

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**Price:** \$1,094,000  
**Method:** Auction Sale  
**Date:** 15/04/2018  
**Rooms:** 5  
**Property Type:** House (Res)