Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	202/462 Hawthorn Road, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

harige between \$350,000 A \$600,000	Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$1,012,500	Pro	perty Type	Init		Suburb	Caulfield South
Period - From	01/04/2024	to	30/06/2024	S	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

	aress of comparable property	1 1100	Date of Sale
1	203/687 Glen Huntly Rd CAULFIELD 3162	\$560,000	09/09/2024
2	3/2a Royal Pde CAULFIELD SOUTH 3162	\$630,000	16/06/2024
3	105/187 Booran Rd CAULFIELD SOUTH 3162	\$610,000	08/05/2024

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:	02/10/2024 14:02



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price June quarter 2024: \$1,012,500

Comparable Properties



203/687 Glen Huntly Rd CAULFIELD 3162 (REI) Agent Comments

2

— 2

6

Price: \$560,000 Method: Private Sale Date: 09/09/2024 Property Type: Unit



3/2a Royal Pde CAULFIELD SOUTH 3162

(REI/VG)

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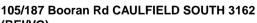
2



Price: \$630,000 Method: Auction Sale Date: 16/06/2024

Property Type: Apartment

Agent Comments



(REI/VG) 2



Agent Comments



Method: Sold Before Auction

Date: 08/05/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



