

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

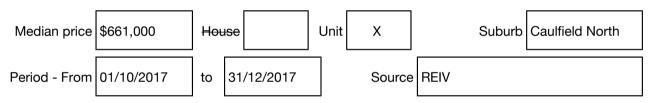
14/96 Hawthorn Road, Caulfield North Vic 3161
a

Indicative selling price

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

Range between	\$680,000	&	\$748,000	1

Median sale price



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	5/224 Alma Rd ST KILDA EAST 3183	\$727,000	15/10/2017
2	5/24 Narong Rd CAULFIELD NORTH 3161	\$710,000	17/10/2017
3	11/10 Khartoum St CAULFIELD NORTH 3161	\$685,500	04/03/2018

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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$680,000 - \$748,000 Median Unit Price December quarter 2017: \$661,000

Comparable Properties



5/224 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$727,000 Method: Auction Sale Date: 15/10/2017 Rooms: 4 Property Type: Apartment



5/24 Narong Rd CAULFIELD NORTH 3161 Agent Comments (REI/VG)



Price: \$710,000 Method: Private Sale Date: 17/10/2017 Rooms: 5 Property Type: Apartment



11/10 Khartoum St CAULFIELD NORTH 3161 Agent Comments (REI)



Price: \$685,500 Method: Auction Sale Date: 04/03/2018 Rooms: -Property Type: Apartment

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