

# 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

48/167 Hawthorn Road, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$625,000 & \$675,000

### Median sale price

Median price \$652,500 Property Type Unit Suburb Caulfield North

Period - From 01/01/2023 to 31/12/2023 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	3/15-17 Hartley Av CAULFIELD 3162	\$680,000	22/11/2023
2	2/7 Wyuna Rd CAULFIELD NORTH 3161	\$667,000	18/12/2023
3	2/189 Hawthorn Rd CAULFIELD NORTH 3161	\$645,000	04/10/2023

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:

30/01/2024 12:09



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**Property Type:** Retirement Village  
Individual Flat/Unit  
Agent Comments

**Indicative Selling Price**  
\$625,000 - \$675,000  
**Median Unit Price**  
Year ending December 2023: \$652,500

## Comparable Properties

3/15-17 Hartley Av CAULFIELD 3162 (REI)

Agent Comments

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**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 22/11/2023  
**Property Type:** Unit



2/7 Wyuna Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

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**Price:** \$667,000  
**Method:** Private Sale  
**Date:** 18/12/2023  
**Property Type:** Unit



2/189 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

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**Price:** \$645,000  
**Method:** Sale  
**Date:** 04/10/2023  
**Property Type:** Strata Unit/Flat

**Account** - Atria Real Estate