

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 go7/20 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2020 to 30/09/2021 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	102/29 Kambrook Rd CAULFIELD NORTH 3161	\$410,000	31/07/2021
2	7/2 Armadale St ARMADALE 3143	\$410,000	10/09/2021
3	201/286 Hawthorn Rd CAULFIELD 3162	\$435,000	27/06/2021

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: 11/11/2021 21:17

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2021: \$705,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



102/29 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments
(REI/VG)

1 1 1

Price: \$410,000

Method: Private Sale

Date: 31/07/2021

Property Type: Apartment



7/2 Armadale St ARMADALE 3143 (REI/VG) Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 10/09/2021

Property Type: Apartment



201/286 Hawthorn Rd CAULFIELD 3162 Agent Comments
(REI/VG)

1 1 1

Price: \$435,000

Method: Auction Sale

Date: 27/06/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525