

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

206/449 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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

Single price \$420,000

Median sale price*

Median price

Property Type

Suburb

Caulfield South

Period - From

to

Source

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	33/1083 Glen Huntly Rd GLEN HUNTLY 3163	\$430,000	22/06/2019
2	1/286 Hawthorn Rd CAULFIELD 3162	\$420,000	09/07/2019
3	8/148 Booran Rd GLEN HUNTLY 3163	\$401,500	10/08/2019

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:

17/10/2019 15:57

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000
No median price available

Comparable Properties



33/1083 Glen Huntly Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$430,000
Method: Auction Sale
Date: 22/06/2019
Rooms: 2
Property Type: Apartment



1/286 Hawthorn Rd CAULFIELD 3162 (VG)

Agent Comments

1 - -

Price: \$420,000
Method: Sale
Date: 09/07/2019
Property Type: Flat/Unit/Apartment (Res)



8/148 Booran Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$401,500
Method: Auction Sale
Date: 10/08/2019
Rooms: 2
Property Type: Apartment