

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

11/153-163 HAWTHORN ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

3/132 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$675,500	17-May-22
2/8 SUTHERLAND ROAD ARMADALE VIC 3143	\$700,000	04-Jun-22
104/29 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$720,000	19-May-22

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 6 months.

This Statement of Information was prepared on: 27 July 2022

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**3/132 BALACLAVA ROAD
CAULFIELD NORTH VIC 3161**

2 2 1

Sold Price

\$675,500Sold Date **17-May-22**

Distance

0.83km
**2/8 SUTHERLAND ROAD
ARMADALE VIC 3143**

2 2 1

Sold Price

^{RS} **\$700,000**Sold Date **04-Jun-22**

Distance

1.87km
**104/29 KAMBROOK ROAD
CAULFIELD NORTH VIC 3161**

2 2 1

Sold Price

\$720,000Sold Date **19-May-22**

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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