

# 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

167 Hawthorn Road, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$350,000 & \$385,000

### Median sale price

Median price \$802,500 Property Type Unit Suburb Caulfield North

Period - From 01/10/2023 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	69/167 Hawthorn Rd CAULFIELD NORTH 3161	\$425,000	17/10/2022
2	68/167 Hawthorn Rd CAULFIELD NORTH 3161	\$410,000	23/08/2023
3	50/167 Hawthorn Rd CAULFIELD NORTH 3161	\$350,000	26/07/2023

**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:

15/01/2024 11:13



**Property Type:** Unit

Agent Comments

## Comparable Properties



**69/167 Hawthorn Rd CAULFIELD NORTH 3161** Agent Comments  
(VG)



**Price:** \$425,000

**Method:** Sale

**Date:** 17/10/2022

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

**68/167 Hawthorn Rd CAULFIELD NORTH 3161** Agent Comments  
(VG)



**Price:** \$410,000

**Method:** Sale

**Date:** 23/08/2023

**Property Type:** Aged Care Residential N.E.C.  
**Land Size:** 8082 sqm approx



**50/167 Hawthorn Rd CAULFIELD NORTH 3161** Agent Comments  
(VG)



**Price:** \$350,000

**Method:** Sale

**Date:** 26/07/2023

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

Account - Atria Real Estate