

# 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

501 / 77 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:

\$895,000

&

\$940,000

### Median sale price

Median price

\$680,000

Property type

Apartment

Suburb

CAULFIELD NORTH VIC 3161

Period - From

06/04/2021

to

06/04/2022

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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. 2/7 Eskdale Road, Caulfield North Vic 3161	\$921,000	14/11/2021
2. 4/22a Kooyong Road, Caulfield North Vic 3161	\$940,000	27/10/2021
3. 1/5 Wyuna Road, Caulfield North Vic 3161	\$950,000	12/12/2021

This Statement of Information was prepared on:

28/04/2022