

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

206/144 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,499

Property type

Unit

Suburb

Caulfield North

Period-from

01 Oct 2020

to

30 Sep 2021

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

304/144 Hawthorn Road Caulfield North VIC 3161	\$620,000	14-Apr-21
104/37 Park Street Elsternwick VIC 3185	\$620,000	20-Jun-21

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: 06 October 2021

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304/144 Hawthorn Road Caulfield North VIC 3161

Sold Price

\$620,000

Sold Date

14-Apr-21

2



2



1

Distance

-



104/37 Park Street Elsternwick VIC 3185

Sold Price

Sold Date

20-Jun-21

2



2



1

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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