

## 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 54/167 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 \$360,000 & \$396,000

#### Median sale price

Median price \$671,250 House Unit X Suburb Caulfield North

Period - From 01/07/2017 to 30/09/2017 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	8/472 Dandenong Rd CAULFIELD NORTH 3161	\$385,000	12/10/2017
2	3/19 Hawthorn Rd CAULFIELD NORTH 3161	\$360,000	06/07/2017
3	8/38 Alder St CAULFIELD SOUTH 3162	\$360,000	30/08/2017

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.

54/167 Hawthorn Road, Caulfield North Vic 3161



Simone Chin

0403 857 266

simone@nickjohnstone.com.au



**Rooms:**

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

**Land Size:** 8090 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$360,000 - \$396,000

**Median Unit Price**

September quarter 2017: \$671,250

## Comparable Properties



**8/472 Dandenong Rd CAULFIELD NORTH 3161** Agent Comments  
(REI)



**Price:** \$385,000

**Method:** Private Sale

**Date:** 12/10/2017

**Rooms:** -

**Property Type:** Apartment



**3/19 Hawthorn Rd CAULFIELD NORTH 3161** Agent Comments  
(REI/VG)



**Price:** \$360,000

**Method:** Private Sale

**Date:** 06/07/2017

**Rooms:** 2

**Property Type:** Apartment



**8/38 Alder St CAULFIELD SOUTH 3162 (REI)** Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 30/08/2017

**Rooms:** -

**Property Type:** Apartment