

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

3/464 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price \$1,055,500 Property Type Unit Suburb Caulfield South

Period - From 01/10/2021 to 30/09/2022 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	101/286 Hawthorn Rd CAULFIELD 3162	\$520,000	26/11/2022
2	8/498 North Rd ORMOND 3204	\$520,000	04/07/2022
3	303/538 North Rd ORMOND 3204	\$502,500	19/07/2022

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: 12/12/2022 14:27

3/464 Hawthorn Road, Caulfield South Vic 3162

**Jellis
Craig**

Andrew Panagopoulos

9573 6100

0412 054 970

andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending September 2022: \$1,055,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



101/286 Hawthorn Rd CAULFIELD 3162 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 26/11/2022

Property Type: Apartment



8/498 North Rd ORMOND 3204 (VG)

Agent Comments

2 - -

Price: \$520,000

Method: Sale

Date: 04/07/2022

Property Type: Strata Unit/Flat



303/538 North Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$502,500

Method: Private Sale

Date: 19/07/2022

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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