

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

12/153 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2019 to 31/12/2019 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	409/58 Kambrook Rd CAULFIELD NORTH 3161	\$510,000	25/12/2019
2	204/500 Dandenong Rd CAULFIELD NORTH 3161	\$470,000	03/10/2019
3	3/212 Kambrook Rd CAULFIELD 3162	\$470,000	10/11/2019

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:

18/02/2020 09:21



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

December quarter 2019: \$660,000

Comparable Properties



409/58 Kambrook Rd CAULFIELD NORTH 3161 **Agent Comments**
(REI)

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Price: \$510,000

Method: Private Sale

Date: 25/12/2019

Rooms: 3

Property Type: Apartment



204/500 Dandenong Rd CAULFIELD NORTH 3161 **Agent Comments**
(REI)

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Price: \$470,000

Method: Private Sale

Date: 03/10/2019

Property Type: Apartment



3/212 Kambrook Rd CAULFIELD 3162 **Agent Comments**
(REI)

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Price: \$470,000

Method: Auction Sale

Date: 10/11/2019

Property Type: Apartment