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

103/288 Hawthorn Road, Caulfield Vic 3162

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	າ \$510,000		&		\$525,000			
Median sale p	rice							
Median price	\$965,000	Pro	operty Type	Unit			Suburb	Caulfield
Period - From	01/10/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	710/2 Caulfield Blvd CAULFIELD NORTH 3161	\$530,000	22/11/2024
2	313/2 Caulfield Blvd CAULFIELD NORTH 3161	\$500,000	05/10/2024
3			

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:

17/03/2025 11:35



103/288 Hawthorn Road, Caulfield Vic 3162



Gavin van Rooven





Property Type: Apartment

9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> Indicative Selling Price \$510,000 - \$525,000 Median Unit Price December quarter 2024: \$965,000

Comparable Properties



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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



propertydata

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