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

103/20 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale pi	rice							
Median price	\$652,500	Pro	operty Type	Unit			Suburb	Caulfield North
Period - From	01/01/2023	to	31/12/2023		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 six months 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	201/20 Hawthorn Rd CAULFIELD NORTH 3161	\$455,000	04/01/2024
2	111/50 Kambrook Rd CAULFIELD NORTH 3161	\$445,000	16/01/2024
3	306/56 Kambrook Rd CAULFIELD NORTH 3161	\$420,000	04/12/2023

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:

18/03/2024 13:36









Property Type: Apartment Agent Comments Indicative Selling Price \$420,000 - \$460,000 Median Unit Price Year ending December 2023: \$652,500

Comparable Properties



201/20 Hawthorn Rd CAULFIELD NORTH 3161 Agent Comments (VG)



Price: \$455,000 Method: Sale Date: 04/01/2024 Property Type: Strata Unit/Flat



111/50 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments (REI)



Price: \$445,000 Method: Private Sale Date: 16/01/2024 Property Type: Apartment



306/56 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments (REI/VG)



Price: \$420,000 Method: Private Sale Date: 04/12/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000



propertydata

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