

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
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Indicative selling price

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

Range between

\$420,000

 &

\$460,000

Median sale price

Median price

\$652,500

 Property Type

Unit

 Suburb

Caulfield North

Period - From

01/01/2023

 to

31/12/2023

 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	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



 1  1  1

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)

 1  -  -

Price: \$455,000

Method: Sale

Date: 04/01/2024

Property Type: Strata Unit/Flat



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

 1  1  1

Price: \$445,000

Method: Private Sale

Date: 16/01/2024

Property Type: Apartment



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

 2  1  1

Price: \$420,000

Method: Private Sale

Date: 04/12/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000