

# 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

104/426 Hawthorn Road, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$1,023,000 Property Type Unit Suburb Caulfield South

Period - From 01/10/2022 to 30/09/2023 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.

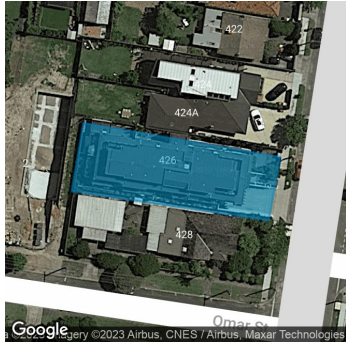
	Address of comparable property	Price	Date of sale
1	206/23-25 Rothschild St GLEN HUNTLY 3163	\$595,000	26/10/2023
2	110/16 Etna St GLEN HUNTLY 3163	\$590,000	02/11/2023
3	203/1044 Glen Huntly Rd CAULFIELD SOUTH 3162	\$555,000	31/07/2023

**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:

21/11/2023 13:53



 2   
  2   
  2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

Year ending September 2023: \$1,023,000

## Comparable Properties



**206/23-25 Rothschild St GLEN HUNTLY 3163 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 26/10/2023

**Property Type:** Unit



**110/16 Etna St GLEN HUNTLY 3163 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 02/11/2023

**Property Type:** Apartment



**203/1044 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$555,000

**Method:** Private Sale

**Date:** 31/07/2023

**Property Type:** Apartment

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