# 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										
Range betweer	\$550,000		&		\$600,000					
Median sale pr	rice									
Median price	\$1,023,000	Pro	operty Type	Unit			Suburb	Caulfield South		
Period - From	01/10/2022	to	30/09/2023		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	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



BigginScott





**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 Agent Comments (REI)



Price: \$595,000 Method: Private Sale Date: 26/10/2023 Property Type: Unit



110/16 Etna St GLEN HUNTLY 3163 (REI)



Price: \$590,000 Method: Private Sale Date: 02/11/2023 Property Type: Apartment



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



Price: \$555,000 Method: Private Sale Date: 31/07/2023 Property Type: Apartment

#### Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



property data

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Agent Comments