

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

105/99 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$802,500 Property Type Unit Suburb Caulfield North

Period - From 01/10/2023 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	3/22 Kooyong Rd CAULFIELD NORTH 3161	\$725,000	22/02/2024
2	3/677 Glen Huntly Rd CAULFIELD 3162	\$725,000	20/11/2023
3	3/31 Wattletree Rd ARMADALE 3143	\$715,000	14/02/2024

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:

10/04/2024 10:23



 2
  2
  1

Property Type: Apartment

Land Size: 78 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

December quarter 2023: \$802,500

Comparable Properties



3/22 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 2
  2
  1

Price: \$725,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: Apartment



3/677 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$725,000

Method: Private Sale

Date: 20/11/2023

Property Type: Apartment



3/31 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

 2
  1
  1

Price: \$715,000

Method: Sold Before Auction

Date: 14/02/2024

Property Type: Unit

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