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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale p	rice							
Median price	\$802,500	Pro	operty Type	Unit			Suburb	Caulfield North
Period - From	01/10/2023	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.

Ado	dress 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



BigginScott





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)



Price: \$725,000 Method: Sold Before Auction Date: 22/02/2024 Property Type: Apartment Agent Comments

Agent Comments



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



Price: \$725,000 Method: Private Sale Date: 20/11/2023 Property Type: Apartment



3/31 Wattletree Rd ARMADALE 3143 (REI)



EI) Agent Comments

Price: \$715,000 Method: Sold Before Auction Date: 14/02/2024 Property Type: Unit

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



propertydata

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