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

48/167 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	\$640,000		&		\$675,000			
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.

Add	dress of comparable property	Price	Date of sale
1	3/15 Hartley Av CAULFIELD 3162	\$680,000	23/11/2023
2	2/7 Wyuna Rd CAULFIELD NORTH 3161	\$667,000	18/12/2023
3	2/189 Hawthorn Rd CAULFIELD NORTH 3161	\$645,000	04/10/2023

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:

30/01/2024 15:25









Property Type: Retirement Village Individual Flat/Unit Agent Comments Indicative Selling Price \$640,000 - \$675,000 Median Unit Price December quarter 2023: \$802,500

Comparable Properties

3/15 Hartley Av CAULFIELD 3162 (VG)



Price: \$680,000 Method: Sale Date: 23/11/2023 Property Type: Strata Unit/Flat Agent Comments

2/7 Wyuna Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$667,000 Method: Private Sale Date: 18/12/2023 Property Type: Unit



2/189 Hawthorn Rd CAULFIELD NORTH 3161 Agent Comments (VG)



Price: \$645,000 Method: Sale Date: 04/10/2023 Property Type: Strata Unit/Flat

Account - Atria Real Estate



propertydata

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