

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 consumer.vic.gov.au/underquoting

Range between \$640,000 & \$675,000

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	3/15 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



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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)

Agent Comments

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Price: \$680,000

Method: Sale

Date: 23/11/2023

Property Type: Strata Unit/Flat



2/7 Wyuna Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

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Price: \$667,000

Method: Private Sale

Date: 18/12/2023

Property Type: Unit



2/189 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

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Price: \$645,000

Method: Sale

Date: 04/10/2023

Property Type: Strata Unit/Flat

Account - Atria Real Estate