

# 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 6/74 Hawthorn Road, Caulfield North, VIC 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000 or range between &

### Median sale price

Median price \$637,500 Property type Unit Suburb CAULFIELD NORTH  
Period - From 26/02/2023 to 25/02/2024 Source core\_logic

### Comparable property sales

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.

|   | Address of comparable property                  | Price       | Date of sale |
|---|---|-------------|--------------|
| 1 | 1/19 Mercer Road Armadale Vic 3143              | \$1,100,000 | 2023-10-05   |
| 2 | 6/2 Marlborough Street Caulfield North Vic 3161 | \$1,070,000 | 2023-11-26   |
| 3 |   |             |              |

This Statement of Information was prepared on: 26/02/2024

