

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

3/283 Hawthorn Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,200,250

Property Type Townhouse

Suburb Caulfield

Period - From 04/02/2022

to

03/02/2023

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	2/57 Narrawong Rd CAULFIELD SOUTH 3162	\$1,180,000	30/10/2022
2	2/1A Carnarvon Rd CAULFIELD NORTH 3161	\$1,175,000	03/12/2022
3	3/52 Balaclava Rd ST KILDA EAST 3183	\$1,010,000	23/10/2022

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:

04/02/2023 14:12



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

04/02/2022 - 03/02/2023: \$1,200,250

Comparable Properties

2/57 Narrawong Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments

3 - -

Price: \$1,180,000

Method: Sale

Date: 30/10/2022

Property Type: Flat/Unit/Apartment (Res)



2/1A Carnarvon Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 2 1

Price: \$1,175,000

Method: Auction Sale

Date: 03/12/2022

Property Type: Townhouse (Res)



3/52 Balaclava Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$1,010,000

Method: Auction Sale

Date: 23/10/2022

Property Type: Townhouse (Res)