# 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

404/144 Hawthorn Road, Caulfield North Vic 3161

#### Indicative selling price

For the meaning of this		

Single price \$580,000

#### Median sale price

Median price	\$709,650	Pro	operty Type Unit	t		Suburb	Caulfield North
Period - From	01/10/2019	to	30/09/2020	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	10/37 Park St ELSTERNWICK 3185	\$630,000	21/12/2020
2	205/687 Glen Huntly Rd CAULFIELD 3162	\$610,000	25/11/2020
3	203/2a Royal Pde CAULFIELD SOUTH 3162	\$558,250	08/08/2020

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:

02/01/2021 17:09









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$580,000 Median Unit Price Year ending September 2020: \$709,650

# **Comparable Properties**



10/37 Park St ELSTERNWICK 3185 (REI)



Price: \$630,000 Method: Private Sale Date: 21/12/2020 Property Type: Apartment Agent Comments

Agent Comments



205/687 Glen Huntly Rd CAULFIELD 3162 (REI) Agent Comments



Price: \$610,000 Method: Sold Before Auction Date: 25/11/2020 Rooms: 3 Property Type: Apartment



203/2a Royal Pde CAULFIELD SOUTH 3162 (REI/VG)



Price: \$558,250 Method: Auction Sale Date: 08/08/2020 Rooms: 3 Property Type: Apartment Land Size: 746 sqm approx

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.