

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$580,000

### Median sale price

Median price

\$709,650

Property Type

Unit

Suburb

Caulfield North

Period - From

01/10/2019

to

30/09/2020

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	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)**

**Agent Comments**



**Price:** \$630,000

**Method:** Private Sale

**Date:** 21/12/2020

**Property Type:** Apartment



**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)**

**Agent Comments**



**Price:** \$558,250

**Method:** Auction Sale

**Date:** 08/08/2020

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 746 sqm approx