



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

101/462 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$870,000

House

Unit

X

Suburb

Caulfield South

Period - From

01/07/2017

to

30/06/2018

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	2/454 Kooyong Rd CAULFIELD SOUTH 3162	\$615,000	05/05/2018
2	3/2a Parkside St ELSTERNWICK 3185	\$615,000	23/06/2018
3	304/483 Glen Huntly Rd ELSTERNWICK 3185	\$599,000	11/04/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$620,000

Median Unit Price

Year ending June 2018: \$870,000

Comparable Properties

2/454 Kooyong Rd CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

**Price:** \$615,000**Method:** Auction Sale**Date:** 05/05/2018**Rooms:** -**Property Type:** Apartment

3/2a Parkside St ELSTERNWICK 3185 (REI)

Agent Comments

**Price:** \$615,000**Method:** Auction Sale**Date:** 23/06/2018**Rooms:** 3**Property Type:** Apartment

304/483 Glen Huntly Rd ELSTERNWICK 3185
(VG)

Agent Comments

**Price:** \$599,000**Method:** Sale**Date:** 11/04/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)