

### 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

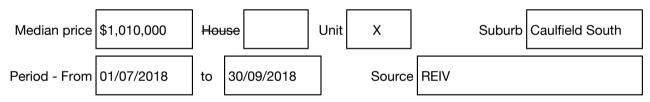
101/464 Hawthorn Road, Caulfield South Vic 3162

#### Indicative selling price

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

Single price \$630,000

#### Median sale price



#### 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	101/462 Hawthorn Rd CAULFIELD SOUTH 3162	\$610,000	30/10/2018
2	5/462 Hawthorn Rd CAULFIELD SOUTH 3162	\$610,000	17/12/2018
3	3/25 Eumeralla Rd CAULFIELD SOUTH 3162	\$605,000	08/12/2018

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.

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

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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.







Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$630,000 Median Unit Price September quarter 2018: \$1,010,000

## **Comparable Properties**

101/462 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG) 2 1 1 1 Price: \$610,000 Method: Private Sale Date: 30/10/2018 Rooms: 3 Property Type: Apartment	Agent Comments
5/462 Hawthorn Rd CAULFIELD SOUTH 3162 (REI) 2 2 2 1 Price: \$610,000 Method: Private Sale Date: 17/12/2018 Rooms: - Property Type: Apartment	Agent Comments
3/25 Eumeralla Rd CAULFIELD SOUTH 3162 (REI) 2 1 1 1 Price: \$605,000 Method: Auction Sale Date: 08/12/2018 Rooms: - Property Type: Unit	Agent Comments

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