



## 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

4/286 Hawthorn Road, Caulfield South Vic 3162

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$630,000

#### Median sale price

Median price

\$719,000

House

Unit

X

Suburb

Caulfield South

Period - From

01/07/2018

to

30/06/2019

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	1/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$630,000	09/06/2019
2	3/120 Murray St CAULFIELD 3162	\$605,000	25/06/2019
3	102/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$600,000	11/06/2019

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:**  
 Agent Comments

**Indicative Selling Price**  
 \$630,000  
**Median Unit Price**  
 Year ending June 2019: \$719,000

## Comparable Properties



**1/464 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)** Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 09/06/2019  
**Rooms:** 3  
**Property Type:** Apartment



**3/120 Murray St CAULFIELD 3162 (REI)** Agent Comments



**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 25/06/2019  
**Rooms:** 3  
**Property Type:** Apartment



**102/464 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)** Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 11/06/2019  
**Rooms:** -  
**Property Type:** Apartment