

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	101/462 Hawthorn Road, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between \$570,000 & \$627,000	Range between	\$570,000	&	\$627,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$852,500	Hou	se	Unit	Х		Suburb	Caulfield South
Period - From	01/04/2018	to	30/06/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

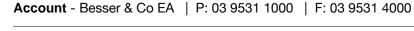
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 104/1094 Glen Huntly Rd GLEN HUNTLY 3163 \$641,000 01/07/2018

2	304/483 Glen Huntly Rd ELSTERNWICK 3185	\$599,000	11/04/2018
3	2/147 Sycamore St CAULFIELD SOUTH 3162	\$595,000	25/03/2018

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.







Generated: 02/09/2018 16:20











Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$570,000 - \$627,000 **Median Unit Price** June quarter 2018: \$852,500

Comparable Properties



104/1094 Glen Huntly Rd GLEN HUNTLY 3163

(REI)

-2





Price: \$641,000 Method: Auction Sale Date: 01/07/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

304/483 Glen Huntly Rd ELSTERNWICK 3185

(VG)







Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2/147 Sycamore St CAULFIELD SOUTH 3162 **Agent Comments** (REI/VG)



Price: \$595,000 Method: Private Sale Date: 25/03/2018

Rooms: 4

Property Type: Apartment

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





Generated: 02/09/2018 16:20