



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

Range between

\$570,000

&

\$627,000

#### Median sale price

Median price

\$852,500

House

Unit

X

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.

**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** Agent Comments  
(REI)

**Price:** \$641,000**Method:** Auction Sale**Date:** 01/07/2018**Rooms:** -**Property Type:** Apartment

**304/483 Glen Huntly Rd ELSTERNWICK 3185** Agent Comments  
(VG)

**Price:** \$599,000**Method:** Sale**Date:** 11/04/2018**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