

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

202/20 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$570,000

&

\$625,000

Median sale price

Median price \$773,500

Property Type Unit

Suburb Caulfield North

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.~~

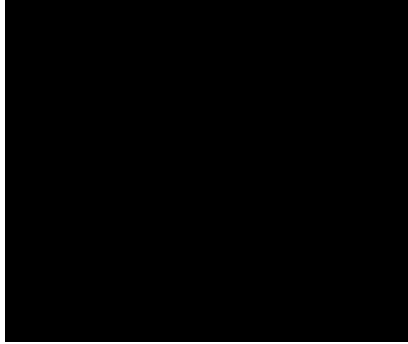
	Address of comparable property	Price	Date of sale
1	101/8 Gordon Gr MALVERN 3144	\$635,000	23/08/2019
2	35/65 Station St MALVERN 3144	\$600,500	13/04/2019
3			

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.~~

This Statement of Information was prepared on:

30/09/2019 08:42



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$570,000 - \$625,000
Median Unit Price
Year ending June 2019: \$773,500

Comparable Properties



101/8 Gordon Gr MALVERN 3144 (REI)

Agent Comments



Price: \$635,000
Method: Sold Before Auction
Date: 23/08/2019
Rooms: 3
Property Type: Apartment



35/65 Station St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$600,500
Method: Auction Sale
Date: 13/04/2019
Rooms: 4
Property Type: Apartment

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.