

## 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 14/96 Hawthorn Road, Caulfield North Vic 3161

#### Indicative selling price

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

Range between \$680,000 & \$748,000

#### Median sale price

Median price \$661,000 House Unit X Suburb Caulfield North

Period - From 01/10/2017 to 31/12/2017 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	5/224 Alma Rd ST KILDA EAST 3183	\$727,000	15/10/2017
2	5/24 Narong Rd CAULFIELD NORTH 3161	\$710,000	17/10/2017
3	11/10 Khartoum St CAULFIELD NORTH 3161	\$685,500	04/03/2018

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.



3   2   2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$748,000  
**Median Unit Price**  
December quarter 2017: \$661,000

## Comparable Properties



5/224 Alma Rd ST KILDA EAST 3183 (REI/VG)   **Agent Comments**

3   1   2

**Price:** \$727,000  
**Method:** Auction Sale  
**Date:** 15/10/2017  
**Rooms:** 4  
**Property Type:** Apartment



5/24 Narong Rd CAULFIELD NORTH 3161 (REI/VG)   **Agent Comments**

3   1   1

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 17/10/2017  
**Rooms:** 5  
**Property Type:** Apartment



11/10 Khartoum St CAULFIELD NORTH 3161 (REI)   **Agent Comments**

3   1   1

**Price:** \$685,500  
**Method:** Auction Sale  
**Date:** 04/03/2018  
**Rooms:** -  
**Property Type:** Apartment