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	101/77 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $660,000 & $710,000

Median sale price

Median price $600,000 Property Type Unit Suburb Caulfield North

Period - From 25/07/2022 to 24/07/2023 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	404/77 Hawthorn Rd CAULFIELD NORTH 3161	$700,000	24/07/2023
2	9/50 Kambrook Rd CAULFIELD NORTH 3161	$683,400	23/03/2023
3	32/573 Glen Huntly Rd ELSTERNWICK 3185	$680,000	02/04/2023

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: 25/07/2023 21:16

101/77 Hawthorn Road, Caulfield North Vic 3161



2	2	1 Secure basement car space & 1 storage cage

Property Type: Apartment (Res)

Agent Comments

Indicative Selling Price
$660,000 - $710,000
Median Unit Price
25/07/2022 - 24/07/2023: $600,000

Comparable Properties



404/77 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

2 | 2 | 1

Price: $700,000
Method:
Date: 24/07/2023
Property Type: Apartment

Agent Comments



9/50 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

2 | 2 | 1

Price: $683,400
Method: Private Sale
Date: 23/03/2023
Property Type: Apartment

Agent Comments



32/573 Glen Huntly Rd ELSTERNWICK 3185 (REI)

2 | 1 | 1

Price: $680,000
Method: Auction Sale
Date: 02/04/2023
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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