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	G02/286 Hawthorn Road, Caulfield Vic 3162

Indicative selling price

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

Single price $560,000

Median sale price

Median price $1,060,000 Property Type Unit Suburb Caulfield

Period - From 01/01/2022 to 31/03/2022 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	101/1044 Glen Huntly Rd CAULFIELD SOUTH 3162	$560,000	28/01/2022
2	201/687 Glen Huntly Rd CAULFIELD 3162	$560,000	11/05/2022
3	103/288 Hawthorn Rd CAULFIELD 3162	$530,000	26/04/2022

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: 17/06/2022 10:54

G02/286 Hawthorn Road, Caulfield Vic 3162



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Property Type:
Agent Comments

Indicative Selling Price
$560,000
Median Unit Price
March quarter 2022: $1,060,000

Comparable Properties



101/1044 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)

2 2 1

Agent Comments

Price: $560,000
Method: Private Sale
Date: 28/01/2022
Property Type: Apartment



201/687 Glen Huntly Rd CAULFIELD 3162 (REI)

2 2 1

Agent Comments

Price: $560,000
Method: Private Sale
Date: 11/05/2022
Property Type: Apartment



103/288 Hawthorn Rd CAULFIELD 3162 (REI/VG)

2 1 1

Agent Comments

Price: $530,000
Method: Sold Before Auction
Date: 26/04/2022
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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