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	201/268 Hawthorn Road, Caulfield Vic 3162

Indicative selling price

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

Range between $640,000 & $690,000

Median sale price

Median price $820,000 Property Type Unit Suburb Caulfield

Period - From 03/09/2023 to 02/09/2024 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	8/2 Victoria St ELSTERNWICK 3185	$685,000	25/07/2024
2	602/28 Riddell Pde ELSTERNWICK 3185	$675,000	17/06/2024
3	403/77 Hawthorn Rd CAULFIELD NORTH 3161	$640,000	17/04/2024

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: 03/09/2024 14:20

201/268 Hawthorn Road, Caulfield Vic 3162



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$640,000 - $690,000
Median Unit Price
03/09/2023 - 02/09/2024: $820,000

Comparable Properties



8/2 Victoria St ELSTERNWICK 3185 (REI)

2 1 1

Price: $685,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: Apartment

Agent Comments

602/28 Riddell Pde ELSTERNWICK 3185 (VG)

2 - -

Price: $675,000
Method: Sale
Date: 17/06/2024
Property Type: Strata Unit/Flat

Agent Comments



403/77 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $640,000
Method: Sold Before Auction
Date: 17/04/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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