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	32 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $2,465,000 Property Type House Suburb Caulfield North

Period - From 01/07/2023 to 30/06/2024 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	7 Shirley Gr ST KILDA EAST 3183	$1,200,000	09/04/2024
2	2 St Georges Rd ARMADALE 3143	$1,200,000	17/02/2024
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: 12/07/2024 16:04

32 Hawthorn Road, Caulfield North Vic 3161

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending June 2024: $2,465,000

Comparable Properties



7 Shirley Gr ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $1,200,000
Method: Private Sale
Date: 09/04/2024
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments



2 St Georges Rd ARMADALE 3143 (REI/VG)

2 1 -

Price: $1,200,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 139 sqm approx

Agent Comments

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.

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