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 | 4/307 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 & $1,265,000

### Median sale price

| Median price | $671,250 | ~~House~~ | | Unit | X | | Suburb | Caulfield North |
|---|---|---|---|---|---|---|---|---|

| Period - From | 01/07/2017 | to | 30/09/2017 | 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 | 4/49 Seymour Rd ELSTERNWICK 3185 | $1,200,000 | 22/07/2017 |
| 2 | 3/5 Kooyong Rd CAULFIELD NORTH 3161 | $1,174,000 | 10/12/2017 |
| 3 | 2/662 Inkerman Rd CAULFIELD NORTH 3161 | $1,170,000 | 22/10/2017 |

**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.~~

REIV        propertydata.com.au

**RODNEY MORLEY**

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**Indicative Selling Price**
$1,150,000 - $1,265,000
**Median Unit Price**
September quarter 2017: $671,250

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

# Comparable Properties

**4/49 Seymour Rd ELSTERNWICK 3185 (REI/VG)**

🛏 3   🛁 1   🚗 2

**Price:** $1,200,000
**Method:** Auction Sale
**Date:** 22/07/2017
**Rooms:** -
**Property Type:** Townhouse (Res)

Agent Comments

**3/5 Kooyong Rd CAULFIELD NORTH 3161 (REI)**

🛏 4   🛁 2   🚗 2

**Price:** $1,174,000
**Method:** Auction Sale
**Date:** 10/12/2017
**Rooms:** 7
**Property Type:** Townhouse (Res)

Agent Comments

**2/662 Inkerman Rd CAULFIELD NORTH 3161 (REI)**

🛏 3   🛁 2   🚗 2

**Price:** $1,170,000
**Method:** Auction Sale
**Date:** 22/10/2017
**Rooms:** 5
**Property Type:** Unit

Agent Comments

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