

Eden COHEN 0433 735 250 0433 735 250

eden@rodneymorley.com.au

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

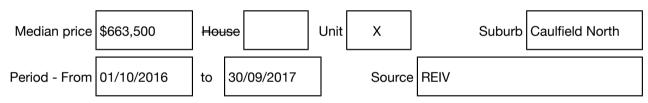
52/15 Hawthorn Road, Caulfield North Vic 3161 d le

#### Indicative selling price

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

Range between	\$150,000	&	\$165,000	

#### Median sale price



#### 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	15/15 Hawthorn Rd CAULFIELD NORTH 3161	\$169,000	07/09/2017
2	40/15 Hawthorn Rd CAULFIELD NORTH 3161	\$152,000	27/09/2017
3	12/15 Hawthorn Rd CAULFIELD NORTH 3161	\$150,000	21/05/2017

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.

#### Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## 52/15 Hawthorn Road, Caulfield North Vic 3161

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Rooms: Property Type: Strata Unit/Flat Agent Comments Eden COHEN 0433 735 250 0433 735 250 eden@rodneymorley.com.au

Indicative Selling Price \$150,000 - \$165,000 Median Unit Price Year ending September 2017: \$663,500

## **Comparable Properties**

15/15 Hawthorn Rd CAULFIELD NORTH 3161 (VG)   Image: 1 Image: 1   Image: 2 Image: 1   Image: 2 Image: 1   Image: 2 Image: 2   Image: 2 Image: 2	Agent Comments
40/15 Hawthorn Rd CAULFIELD NORTH 3161 (VG) Image: 1 Image: 1 Image: 1 Image: 152,000 Method: Sale Date: 27/09/2017 Rooms: - Property Type: Strata Unit/Flat	Agent Comments
12/15 Hawthorn Rd CAULFIELD NORTH 3161 (VG)   Image: 1 Image: 2   Image: 1 Image: 2   Price: \$150,000   Method: Sale   Date: 21/05/2017   Rooms: -   Property Type: Strata Unit/Flat	Agent Comments

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