

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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.

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Indicative Selling Price

\$150,000 - \$165,000

Median Unit Price

Year ending September 2017: \$663,500



1 - -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



15/15 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

1 - -

Price: \$169,000

Method: Sale

Date: 07/09/2017

Rooms: -

Property Type: Strata Unit/Flat



40/15 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

1 - -

Price: \$152,000

Method: Sale

Date: 27/09/2017

Rooms: -

Property Type: Strata Unit/Flat



12/15 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

1 - -

Price: \$150,000

Method: Sale

Date: 21/05/2017

Rooms: -

Property Type: Strata Unit/Flat