

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode

50/167 Hawthorn Road, Caulfield North Victoria 3161
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*  or range between \$370,000  & \$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$663,500  \*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 - 54/167 Hawthorn Rd, Caulfield North	\$360,000	02/08/2017
2 - 69/167 Hawthorn Rd, Caulfield North	\$360,000	07/09/2017
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.