

## 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	193 Hawthorn Road, Caulfield North Vic 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)

Single price	\$2,800,000
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#### Median sale price

Median price	\$2,320,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	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	69 Carlingford St CAULFIELD SOUTH 3162	\$2,925,000	21/05/2017
2	78 Bealiba Rd CAULFIELD SOUTH 3162	\$2,920,000	28/05/2017
3	13 Milburn Gr ST KILDA EAST 3183	\$2,850,000	17/09/2017

**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**

\$2,800,000

**Median House Price**

September quarter 2017: \$2,320,000



3   2   4

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**69 Carlingford St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$2,925,000

**Method:** Auction Sale

**Date:** 21/05/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 673 sqm approx



**78 Bealiba Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

4   3   2

**Price:** \$2,920,000

**Method:** Auction Sale

**Date:** 28/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 589 sqm approx



**13 Milburn Gr ST KILDA EAST 3183 (REI)**

Agent Comments

6   3   2

**Price:** \$2,850,000

**Method:** Auction Sale

**Date:** 17/09/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 527 sqm approx