

# 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

104/409-411 Hawthorn Road, Caulfield South Vic 3162
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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

\$409,000
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### Median sale price

Median price

\$1,100,000
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Property Type

Unit
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Suburb

Caulfield South
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Period - From

20/05/2020
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to

19/05/2021
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Source

REIV
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### 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	27/573-577 Glen Huntly Rd ELSTERNWICK 3185	\$423,000	01/12/2020
2	1/7 Hudson St CAULFIELD NORTH 3161	\$420,000	11/04/2021
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.

This Statement of Information was prepared on:

20/05/2021 18:30
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$409,000

**Median Unit Price**

20/05/2020 - 19/05/2021: \$1,100,000

## Comparable Properties



**27/573-577 Glen Huntly Rd ELSTERNWICK  
3185 (REI/VG)**

Agent Comments



**Price:** \$423,000

**Method:** Sold Before Auction

**Date:** 01/12/2020

**Rooms:** 2

**Property Type:** Apartment



**1/7 Hudson St CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$420,000

**Method:** Auction Sale

**Date:** 11/04/2021

**Property Type:** Apartment

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.