

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

13/153-163 HAWTHORN ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

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

Single Price

or range
between

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,750

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

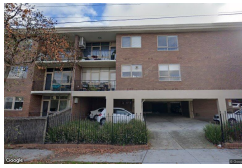
Date of sale

CLAREMONT AVENUE MALVERN VIC 3144	\$750,000	15-Apr-23
6/31 CLAREMONT AVENUE MALVERN VIC 3144	\$750,000	15-Apr-23
25/94-98 WATTLETREE ROAD ARMADALE VIC 3143	\$730,000	08-Mar-23

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 6 months.

This Statement of Information was prepared on: 17 August 2023



**CLAREMONT AVENUE MALVERN
VIC 3144**

 2  1  1

Sold Price

\$750,000

Sold Date

15-Apr-23

Distance

1.31km



**6/31 CLAREMONT AVENUE
MALVERN VIC 3144**

 2  1  1

Sold Price

Sold Date

15-Apr-23

Distance

1.31km



**25/94-98 WATTLE TREE ROAD
ARMADALE VIC 3143**

 2  1  1

Sold Price

\$730,000

Sold Date

08-Mar-23

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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