

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 2/74 Hawthorn Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$685,500 House Unit X Suburb Caulfield North

Period - From 01/01/2018 to 31/03/2018 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 | 6/35 Kooyong Rd CAULFIELD NORTH 3161 | \$685,000 | 17/12/2017 |
| 2 | 5/41 Allison Rd ELSTERNWICK 3185 | \$675,000 | 25/03/2018 |
| 3 | 9/19 Hawthorn Rd CAULFIELD NORTH 3161 | \$605,000 | 19/11/2017 |

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.

2/74 Hawthorn Avenue, Caulfield North Vic 3161



 2  1  1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
March quarter 2018: \$685,500

TERMS:10% deposit, balance 30, 45 or 60 days WATER RATES: \$680.29 per annum approx. COUNCIL RATES: \$1205.50 per annum approx. OWNERS CORPORATION: \$2145.90 per annum approx. CURRENT RENT: \$370.00 per week until October 2018

Comparable Properties



6/35 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  1  1

Price: \$685,000
Method: Auction Sale
Date: 17/12/2017
Rooms: -
Property Type: Apartment



5/41 Allison Rd ELSTERNWICK 3185 (REI)

Agent Comments

 2  1  1

Price: \$675,000
Method: Auction Sale
Date: 25/03/2018
Rooms: 4
Property Type: Unit



9/19 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  1  1

Price: \$605,000
Method: Auction Sale
Date: 19/11/2017
Rooms: 3
Property Type: Apartment