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

62/167 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

| For the meaning | of this | price see | consumer.vic.ao | v.au/underquoting |
|-----------------------|-------------|-----------|-----------------|-------------------|
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Single price \$275,000

Median sale price

| Median price | \$630,000 | Pro | perty Type Unit | i . | S | Suburb | Caulfield North |
|---------------|------------|-----|-----------------|-----|--------|--------|-----------------|
| Period - From | 11/10/2018 | to | 10/10/2019 | Sou | urce F | 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 sixmonths 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 | | |
| 2 | | |
| 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:

11/10/2019 08:56







Property Type: Strata Unit/Flat Agent Comments

Rochelle Butt 0395259222 0412707033 rochelle@rodneymorley.com.au

Indicative Selling Price \$275,000 Median Unit Price 11/10/2018 - 10/10/2019: \$630,000



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.

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.