

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

10/9 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$660,000

 &

\$710,000

Median sale price

Median price

\$530,000

 Property Type

Unit

 Suburb

Caulfield North

Period - From

01/04/2023

 to

30/06/2023

 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	10/7 Kooyong Rd CAULFIELD NORTH 3161	\$725,000	15/04/2023
2	3/7 Kooyong Rd CAULFIELD NORTH 3161	\$702,500	07/02/2023
3	1/2 Crimea St CAULFIELD NORTH 3161	\$655,000	02/08/2023

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:

07/08/2023 14:49



Rooms: 4

Property Type: Apartment

Land Size: 80 sqm approx

Agent Comments

Comparable Properties



10/7 Kooyong Rd CAULFIELD NORTH 3161
(REI/VG)

Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Unit



3/7 Kooyong Rd CAULFIELD NORTH 3161
(REI/VG)

Agent Comments



Price: \$702,500

Method: Sold Before Auction

Date: 07/02/2023

Property Type: Unit



1/2 Crimea St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$655,000

Method: Sold Before Auction

Date: 02/08/2023

Property Type: Apartment