

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

152 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$3,250,000 & \$3,500,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Caulfield North

Period - From 01/04/2023 to 31/03/2024 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	1 Beresford St CAULFIELD NORTH 3161	\$3,250,000	27/02/2024
2	14 Linlithgow Av CAULFIELD NORTH 3161	\$3,020,000	15/01/2024
3	10 Glencoe St CAULFIELD NORTH 3161	\$2,900,000	14/03/2024

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:

28/05/2024 11:16



 4  3  4

Property Type: House

Agent Comments

Indicative Selling Price

\$3,250,000 - \$3,500,000

Median House Price

Year ending March 2024: \$2,500,000

Comparable Properties



1 Beresford St CAULFIELD NORTH 3161 (REI) Agent Comments

 4  2  3

Price: \$3,250,000

Method: Private Sale

Date: 27/02/2024

Property Type: House



14 Linlithgow Av CAULFIELD NORTH 3161 (REI) Agent Comments

 4  1  2

Price: \$3,020,000

Method: Private Sale

Date: 15/01/2024

Property Type: Land

Land Size: 1087 sqm approx



10 Glencoe St CAULFIELD NORTH 3161 (REI) Agent Comments

 3  2  2

Price: \$2,900,000

Method: Sold Before Auction

Date: 14/03/2024

Property Type: House (Res)

Land Size: 739 sqm approx

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