

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 3/22 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 \$802,500 Property Type Unit Suburb Caulfield North

Period - From 01/10/2023 to 31/12/2023 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	3/11 Crotonhurst Av CAULFIELD NORTH 3161	\$725,500	16/11/2023
2	3/62 Hawthorn Rd CAULFIELD NORTH 3161	\$685,000	11/10/2023
3	204/11 Bond St CAULFIELD NORTH 3161	\$650,000	10/11/2023

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: 25/01/2024 08:50

3/22 Kooyong Road, Caulfield North Vic 3161

belle
PROPERTY

Walter Summons
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Indicative Selling Price

\$660,000 - \$710,000

Median Unit Price

December quarter 2023: \$802,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/11 Crotonhurst Av CAULFIELD NORTH 3161 **Agent Comments**
(REI)

2 1 1

Price: \$725,500

Method: Auction Sale

Date: 16/11/2023

Property Type: Unit



3/62 Hawthorn Rd CAULFIELD NORTH 3161 **Agent Comments**
(VG)

- - -

Price: \$685,000

Method: Sale

Date: 11/10/2023

Property Type: Strata Unit/Flat



204/11 Bond St CAULFIELD NORTH 3161 **Agent Comments**
(REI/VG)

2 2 1

Price: \$650,000

Method: Private Sale

Date: 10/11/2023

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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