

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

526 Kooyong Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,450,000 & \$1,520,000

Median sale price

Median price \$1,642,500 Property type House Suburb Caulfield South

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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
725 Hawthorn Rd BRIGHTON EAST 3187	\$1,488,000	17/06/2023
46 Thomas St BRIGHTON EAST 3187	\$1,475,000	01/06/2023
509 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,450,000	20/05/2023

This Statement of Information was prepared on: 05/10/2023