

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 4/374 Kooyong Road, Caulfield South VIC 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$560,000 & \$615,000

## Median sale price

Median price \$1,180,000 Property type Unit Suburb Caulfield South

Period - From 01/10/2020 to 31/12/2020 Source REIV

## Comparable property sales

**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 5/18 Roselea St, Caulfield South 3162	\$607,000	06/11/2020
2 4/876 Glen Huntly Rd, Caulfield South 3162	\$691,000	29/11/2020
3 7/2a Parkside St, Elsternwick 3185	\$600,000	17/11/2020

**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: 8/02/2021