

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

522 Kooyong Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,180,000

&

\$1,295,000

Median sale price

Median price \$1,792,500

Property Type House

Suburb Caulfield South

Period - From 01/04/2022

to

30/06/2022

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	2 Mcgrath St CAULFIELD 3162	\$1,251,000	03/04/2022
2	2 Alder St CAULFIELD SOUTH 3162	\$1,195,000	11/06/2022
3	4a Raymond Gr CAULFIELD SOUTH 3162	\$1,195,000	01/06/2022

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:

05/09/2022 11:24



3 1 1

Property Type: House

Agent Comments

Comparable Properties



2 Mcgrath St CAULFIELD 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,251,000

Method: Auction Sale

Date: 03/04/2022

Property Type: House (Res)



2 Alder St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 1 -

Price: \$1,195,000

Method: Private Sale

Date: 11/06/2022

Property Type: House

Land Size: 380 sqm approx



4a Raymond Gr CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 3

Price: \$1,195,000

Method: Sold Before Auction

Date: 01/06/2022

Property Type: House (Res)