

## 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

386 KOOYONG ROAD CAULFIELD SOUTH VIC 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,752,500

Property type

House

Suburb

Caulfield South

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

212 HOTHAM STREET ELSTERNWICK VIC 3185

\$1,668,000

18-Sep-23

53 UNION STREET BRIGHTON EAST VIC 3187

\$1,700,000

28-Oct-23

24 RAYNES STREET CAULFIELD SOUTH VIC 3162

\$1,700,000

25-Nov-23

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 6 months.

This Statement of Information was prepared on: 30 January 2024



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**212 HOTHAM STREET  
ELSTERNWICK VIC 3185**

3 2 1

Sold Price **\$1,668,000** Sold Date **18-Sep-23**

Distance **1.83km**



**53 UNION STREET BRIGHTON  
EAST VIC 3187**

3 1 1

Sold Price **\$1,700,000** Sold Date **28-Oct-23**

Distance **1.86km**



**24 RAYNES STREET CAULFIELD  
SOUTH VIC 3162**

3 2 2

Sold Price

Sold Date **25-Nov-23**

Distance **0.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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