

# 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

5/440 Kooyong Road, Caulfield Vic 3162

### Indicative selling price

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

Range between \$725,000 & \$795,000

### Median sale price

Median price \$1,060,000 Property Type Unit Suburb Caulfield

Period - From 01/01/2022 to 31/03/2022 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	2/466 Kooyong Rd CAULFIELD SOUTH 3162	\$783,000	08/02/2022
2	11/8-10 Durrant St BRIGHTON 3186	\$729,000	06/02/2022
3	9/26 Warleigh Gr BRIGHTON 3186	\$725,000	22/01/2022

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:

20/06/2022 11:29