

## 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

88 KOOYONG ROAD CAULFIELD NORTH VIC 3161

### 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

\$2,300,000

&

\$2,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,585,000

Property type

House

Suburb

Caulfield North

Period-from

01 Feb 2023

to

31 Jan 2024

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

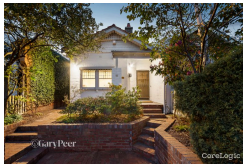
Date of sale

18 ARMADALE STREET ARMADALE VIC 3143	\$2,463,000	21-Oct-23
48 BARKLY AVENUE ARMADALE VIC 3143	\$2,505,000	02-Dec-23
30 DIXON STREET MALVERN VIC 3144	\$2,350,000	28-Oct-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: 16 February 2024



**18 ARMADALE STREET ARMADALE VIC 3143** Sold Price **\$2,463,000** Sold Date **21-Oct-23**

 3  1  1

Distance **1.2km**



**48 BARKLY AVENUE ARMADALE VIC 3143** Sold Price **\$2,505,000** Sold Date **02-Dec-23**

 2  1  1

Distance **1.3km**



**30 DIXON STREET MALVERN VIC 3144** Sold Price **\$2,350,000** Sold Date **28-Oct-23**

 3  2  1

Distance **1.97km**

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

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