

## 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

7/446-446A 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,370,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,850,000

Property type

House

Suburb

Caulfield South

Period-from

01 Apr 2023

to

31 Mar 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

3/58 TEAK STREET CAULFIELD SOUTH VIC 3162	\$1,526,000	24-Mar-24
1/41 ALMOND STREET CAULFIELD SOUTH VIC 3162	\$1,405,000	24-Feb-24
9/19 LANDCOX STREET BRIGHTON EAST VIC 3187	\$1,520,000	15-Dec-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: 22 April 2024



## 3/58 TEAK STREET CAULFIELD SOUTH VIC 3162

Sold Price <sup>RS</sup> **\$1,526,000** <sup>UN</sup> Sold Date **24-Mar-24**

3 2 2

Distance **1.12km**



## 1/41 ALMOND STREET CAULFIELD SOUTH VIC 3162

Sold Price <sup>RS</sup> **\$1,405,000** Sold Date **24-Feb-24**

3 2 2

Distance **1.21km**



## 9/19 LANDCOX STREET BRIGHTON EAST VIC 3187

Sold Price **\$1,520,000** Sold Date **15-Dec-23**

3 2 2

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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