

409 Kooyong Road, Elsternwick 3185



Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address Including suburb and postcode.	409 Kooyong Road, ELSTERNWICK 3185
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*delete single price or range as applicable)

Single Price \$ or range between \$ **1,380,000** & \$ **1,420,000**

Median sale price

(*Select house or unit as applicable)

Median Price \$ **1,807,500** *House ☒ *Unit ☐ Suburb or Locality **Elsternwick**
Period – from **1 Oct 2018** to **31 Dec 2018** Source **REIV**

Comparable property sales

(*Select A or B as applicable)

☒ **A*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 416 Kooyong Road, Caulfield South VIC 3162	\$ 1,491,000	18/08/2018
2. 41 Poplar Street, Caulfield South VIC 3162	\$ 1,440,000	17/05/2018
3. 38 Almond Street, Caulfield South VIC 3162	\$ 1,380,000	28/10/2018

OR

☐ **B*** ☐ **Either** 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.*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.*