Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

10/9 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000	&	\$710,000
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Median sale price

Median price \$600,000	Pro	pperty Type Uni	t		Suburb	Caulfield North
Period - From 01/07/2022	to	30/06/2023	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	7/9 Kooyong Rd CAULFIELD NORTH 3161	\$725,000	10/08/2023
2	10/7 Kooyong Rd CAULFIELD NORTH 3161	\$725,000	15/04/2023
3	15/33 Armadale St ARMADALE 3143	\$682,500	30/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/08/2023 15:16





Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

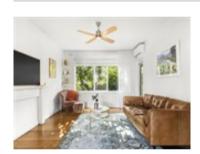
> Indicative Selling Price \$660,000 - \$710,000 Median Unit Price Year ending June 2023: \$600,000



Property Type: Apartment

Property Type: Apartment Agent Comments

Comparable Properties



7/9 Kooyong Rd CAULFIELD NORTH 3161

(REI)

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Price: \$725,000 **Method:** Private Sale **Date:** 10/08/2023

Property Type: Apartment

Agent Comments



10/7 Kooyong Rd CAULFIELD NORTH 3161

(REI/VG)

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Price: \$725,000 Method: Auction Sale Date: 15/04/2023 Property Type: Unit **Agent Comments**



15/33 Armadale St ARMADALE 3143 (REI)

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Price: \$682.500

Method: Sold Before Auction

Date: 30/06/2023 Property Type: Unit Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



