

# 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

233 Kooyong Road, Elsternwick Vic 3185

### Indicative selling price

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

Single price

\$2,350,000

### Median sale price

Median price

\$1,850,000

Property Type

House

Suburb

Elsternwick

Period - From

01/07/2022

to

30/09/2022

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	12 Powderham Rd CAULFIELD NORTH 3161	\$2,400,000	18/09/2022
2	23 Edinburgh Av CAULFIELD 3162	\$2,340,000	13/11/2022
3	141 Hawthorn Rd CAULFIELD NORTH 3161	\$2,100,000	18/09/2022

**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:

17/11/2022 14:48



 5  3  3

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,350,000

**Median House Price**

September quarter 2022: \$1,850,000

## Comparable Properties



**12 Powderham Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,400,000

**Method:** Auction Sale

**Date:** 18/09/2022

**Property Type:** House (Res)

**Land Size:** 610 sqm approx



**23 Edinburgh Av CAULFIELD 3162 (REI)**

Agent Comments

 3  2  2

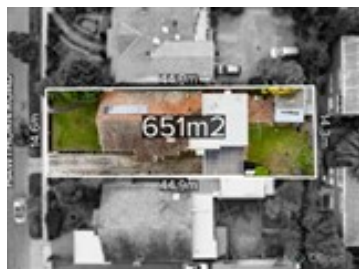
**Price:** \$2,340,000

**Method:** Auction Sale

**Date:** 13/11/2022

**Property Type:** House (Res)

**Land Size:** 615 sqm approx



**141 Hawthorn Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments

 4  1  2

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 18/09/2022

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300