

# 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

496 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)

Range between

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$1,780,000

Property Type

House

Suburb

Caulfield South

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	10 Field St CAULFIELD SOUTH 3162	\$2,175,000	20/08/2022
2	76 Carlingford St CAULFIELD SOUTH 3162	\$2,060,000	01/08/2022
3	14 Takapuna St CAULFIELD SOUTH 3162	\$2,050,000	10/12/2022

**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:

11/01/2023 11:04

496 Kooyong Road, Caulfield South Vic 3162

**Jellis Craig**

Nick Renna

9194 1200

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nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

September quarter 2022: \$1,780,000



4 3 4

**Property Type:** House

**Land Size:** 710 sqm approx

Agent Comments

## Comparable Properties



**10 Field St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments

4 2 2

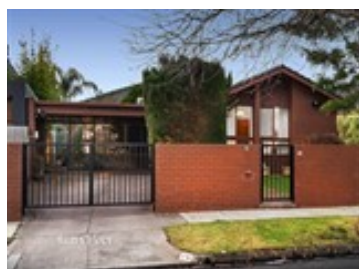
**Price:** \$2,175,000

**Method:** Auction Sale

**Date:** 20/08/2022

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**76 Carlingford St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments

3 2 2

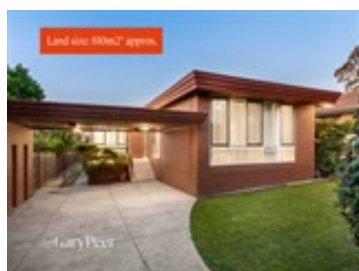
**Price:** \$2,060,000

**Method:** Private Sale

**Date:** 01/08/2022

**Property Type:** House

**Land Size:** 688 sqm approx



**14 Takapuna St CAULFIELD SOUTH 3162 (REI)** Agent Comments

3 2 2

**Price:** \$2,050,000

**Method:** Auction Sale

**Date:** 10/12/2022

**Property Type:** House (Res)

**Land Size:** 810 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200



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