

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

7/440 Kooyong Road, Caulfield South Vic 3162

## Indicative selling price

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

Range between \$680,000 & \$748,000

## Median sale price

Median price \$735,000 Property type Unit Suburb Caulfield South

Period - From 01/04/2023 to 30/06/2023 Source REIV

## Comparable property sales

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
8/440 Kooyong Rd CAULFIELD SOUTH 3162	\$762,500	11/07/2023
107/81 Asling St BRIGHTON 3186	\$720,000	26/07/2023
4/1-3 Carre St ELSTERNWICK 3185	\$680,000	05/09/2023

This Statement of Information was prepared on: 20/09/2023