

## 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

1/22A KOOYONG ROAD CAULFIELD NORTH VIC 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

4/506 DANDENONG ROAD CAULFIELD NORTH VIC 3161	\$780,000	28-Feb-24
2/23 ORRONG GROVE CAULFIELD NORTH VIC 3161	\$815,000	27-Nov-23
4/12-14 CHOMLEY STREET PRAHRAN VIC 3181	\$760,000	01-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 17 April 2024

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**4/506 DANDENONG ROAD  
CAULFIELD NORTH VIC 3161**

3 1 3

Sold Price <sup>RS</sup> **\$780,000** Sold Date **28-Feb-24**

Distance **0.41km**



**2/23 ORRONG GROVE CAULFIELD  
NORTH VIC 3161**

3 1 1

Sold Price **\$815,000** Sold Date **27-Nov-23**

Distance **0.56km**



**4/12-14 CHOMLEY STREET  
PRAHRAN VIC 3181**

2 1 -

Sold Price <sup>RS</sup> **\$760,000** Sold Date **01-Mar-24**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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