

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode 1/11 Kooyong Road, Caulfield North Vic 3161

## Indicative selling price

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

Single price \$ or range between \$660,000 & \$720,000

## Median sale price

Median price \$620,000 Property type Unit Suburb Caulfield North

Period - From 01/07/2024 to 30/09/2024 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
5/7 Kooyong Rd, CAULFIELD NORTH 3161	\$722,000	07/10/2024
5/25 Kooyong Rd ARMADALE 3143	\$720,000	25/09/2024
1/496 Dandenong Rd, CAULFIELD NORTH 3161	\$700,000	21/09/2024

**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: 04/11/2024