

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

2/7 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$715,000

Median sale price

Median price \$749,500 Property Type Unit Suburb Caulfield North

Period - From 01/04/2024 to 30/06/2024 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
1	305/144 Hawthorn Rd CAULFIELD NORTH 3161	\$725,000	13/07/2024
2	6/488 Dandenong Rd CAULFIELD NORTH 3161	\$720,000	15/04/2024
3	1/331 Orrong Rd ST KILDA EAST 3183	\$680,000	05/04/2024

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: 16/07/2024 14:51



Property Type:
Apartment/Townhouse
Agent Comments

Comparable Properties



**305/144 Hawthorn Rd CAULFIELD NORTH
3161 (REI)**

Agent Comments



Price: \$725,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Apartment



6/488 Dandenong Rd CAULFIELD NORTH 3161 **Agent Comments**
(REI/VG)



Price: \$720,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment



1/331 Orrong Rd ST KILDA EAST 3183
(REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 05/04/2024
Property Type: Apartment