Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	5/22a Kooyong Road, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$695,500	Pro	perty Type	Unit		Suburb	Caulfield North
Period - From	01/04/2022	to	30/06/2022		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

Aut	areas or comparable property	1 1100	Date of Sale
1	1/31 Holroyd Av ST KILDA EAST 3183	\$785,000	10/07/2022
2	6/22a Kooyong Rd CAULFIELD NORTH 3161	\$750,000	19/02/2022
3	2/384 Orrong Rd CAULFIELD NORTH 3161	\$710,000	30/06/2022

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:	11/08/2022 09:44



Date of sale



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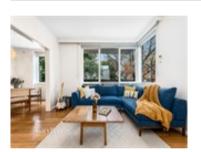
> **Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** June quarter 2022: \$695,500



Rooms: 4

Property Type: Apartment **Agent Comments**

Comparable Properties



1/31 Holroyd Av ST KILDA EAST 3183 (REI)



Price: \$785,000 Method: Auction Sale Date: 10/07/2022

Property Type: Apartment

Agent Comments



6/22a Kooyong Rd CAULFIELD NORTH 3161

(REI/VG)





Price: \$750,000 Method: Auction Sale Date: 19/02/2022

Property Type: Apartment

Agent Comments



2/384 Orrong Rd CAULFIELD NORTH 3161

(REI)

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Price: \$710.000 Method: Private Sale Date: 30/06/2022

Property Type: Apartment

Agent Comments

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