

# 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

5/22a 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)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$695,500 Property 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	Price	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

5/22a Kooyong Road, Caulfield North Vic 3161



Walter Summons

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

June quarter 2022: \$695,500



2 1 1

**Rooms:** 4

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

2 1 1

**Price:** \$785,000

**Method:** Auction Sale

**Date:** 10/07/2022

**Property Type:** Apartment



6/22a Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

**Price:** \$750,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** Apartment



2/384 Orrong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 2 2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 30/06/2022

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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