

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

2/11 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Caulfield North

Period - From 01/07/2021

to

30/09/2021

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	9/11 Kooyong Rd CAULFIELD NORTH 3161	\$632,500	25/06/2021
2	14/9 Kooyong Rd CAULFIELD NORTH 3161	\$615,000	05/10/2021
3	104/681 Inkerman Rd CAULFIELD NORTH 3161	\$615,000	03/10/2021

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:

16/11/2021 15:18

2/11 Kooyong Road, Caulfield North Vic 3161

Jason Isaacs

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Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

September quarter 2021: \$690,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



9/11 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$632,500

Method: Sold Before Auction

Date: 25/06/2021

Rooms: 4

Property Type: Apartment



14/9 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 05/10/2021

Property Type: Apartment



104/681 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 03/10/2021

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018