

# 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

7/9 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)

Single price

\$735,000

### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/04/2023

to

30/06/2023

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 | 6/31 Claremont Av MALVERN 3144       | \$750,000 | 15/04/2023   |
| 2 | 10/7 Kooyong Rd CAULFIELD NORTH 3161 | \$725,000 | 15/04/2023   |
| 3 | 3/7 Kooyong Rd CAULFIELD NORTH 3161  | \$702,500 | 07/02/2023   |

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:

15/07/2023 11:30

7/9 Kooyong Road, Caulfield North Vic 3161



Walter Summons

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**Indicative Selling Price**

\$735,000

**Median Unit Price**

June quarter 2023: \$530,000



2 1 1

**Property Type:** Apartment

**Land Size:** 80 sqm approx

**Agent Comments**

## Comparable Properties



**6/31 Claremont Av MALVERN 3144 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$750,000

**Method:** Auction Sale

**Date:** 15/04/2023

**Property Type:** Unit



**10/7 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 15/04/2023

**Property Type:** Unit



**3/7 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$702,500

**Method:** Sold Before Auction

**Date:** 07/02/2023

**Property Type:** Unit

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



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