# 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$620,000		&		\$670,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Caulfield North
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/25 Leslie St ST KILDA EAST 3183	\$615,000	05/12/2019
2	17/33 Hotham St ST KILDA EAST 3183	\$650,000	24/10/2019
3	5/51 Khartoum St CAULFIELD NORTH 3161	\$685,000	01/12/2019

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:

19/02/2020 10:33









**Property Type:** Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

Indicative Selling Price \$620,000 - \$670,000 Median Unit Price Year ending December 2019: \$690,000

# **Comparable Properties**



2/25 Leslie St ST KILDA EAST 3183 (REI)



Price: \$615,000 Method: Sold Before Auction Date: 05/12/2019 Property Type: Apartment Agent Comments



17/33 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$650,000 Method: Private Sale Date: 24/10/2019 Property Type: Apartment



5/51 Khartoum St CAULFIELD NORTH 3161 (REI)



Agent Comments

Price: \$685,000 Method: Auction Sale Date: 01/12/2019

Rooms: 3 Property Type: Apartment

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.