

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 3/374 Kooyong Road, Caulfield South 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$720,000 & \$790,000

## Median sale price

Median price \$1,295,000 Property type Unit Suburb Caulfield South

Period - From 01/04/2022 to 31/06/2022 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
2/216 Kambrook Road Caulfield 3162	\$730,000	25/06/2022
2/3-5 Gerald Street Caulfield 3162	\$730,000	01/05/2022

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: 25/07/2022