

# 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

9/440 Kooyong Road, Caulfield South Vic 3162

### Indicative selling price

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

Range between \$950,000 & \$1,020,000

### Median sale price

Median price \$1,145,250 Property Type Unit Suburb Caulfield South

Period - From 01/01/2022 to 31/03/2022 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	103/32 Warleigh Gr BRIGHTON 3186	\$1,050,000	05/07/2022
2	5/10 Vautier St ELWOOD 3184	\$1,025,000	25/06/2022
3	302/103 Bay St BRIGHTON 3186	\$950,000	29/01/2022

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:

14/07/2022 14:56



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,020,000

**Median Unit Price**

March quarter 2022: \$1,145,250

## Comparable Properties



**103/32 Warleigh Gr BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 05/07/2022

**Property Type:** Apartment



**5/10 Vautier St ELWOOD 3184 (REI)**

**Agent Comments**



**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 25/06/2022

**Property Type:** Apartment



**302/103 Bay St BRIGHTON 3186 (REI/VG)**

**Agent Comments**



**Price:** \$950,000

**Method:** Private Sale

**Date:** 29/01/2022

**Property Type:** Apartment

**Account** - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276