

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

4/22a Kooyong Road, Caulfield North Vic 3161

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$715,000

Median sale price

Median price \$663,500

House

Unit

X

Suburb

Caulfield North

Period - From 01/10/2016

to

30/09/2017

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	4/15 Waiora Rd CAULFIELD NORTH 3161	\$730,000	27/08/2017
2	6/223 Alma Rd ST KILDA EAST 3183	\$715,000	15/10/2017
3	3/22 Kooyong Rd CAULFIELD NORTH 3161	\$700,000	11/11/2017

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.~~



 2
  1
  1

Rooms: 5

Property Type: Strata Unit/Flat

Land Size: 110 sqm approx

Agent Comments

Space, Style, Position....It's All Here! This elevated top floor North facing solid brick 2 bedroom secure apartment has been stylishly renovated to a superb level of finish offering a seamless blend of period charm and modern amenity. In a boutique complex of only 8, this over-sized residence boasts truly generous proportions in a premier location within easy reach of all Caulfield North and Armadale / Malvern conveniences and attractions

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending September 2017: \$663,500

Comparable Properties



4/15 Waiora Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

 2
  1
  2

Price: \$730,000

Method: Auction Sale

Date: 27/08/2017

Rooms: 5

Property Type: Apartment



6/223 Alma Rd ST KILDA EAST 3183 (REI) **Agent Comments**

 2
  1
  2

Price: \$715,000

Method: Auction Sale

Date: 15/10/2017

Rooms: 4

Property Type: Apartment



3/22 Kooyong Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

 2
  2
  1

Price: \$700,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 3

Property Type: Apartment