

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

2/29 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,360,000

Property Type

Townhouse

Suburb

Caulfield North

Period - From

23/10/2023

to

22/10/2024

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	9/3 Wilks St CAULFIELD NORTH 3161	\$1,183,000	16/10/2024
2	3/10 Princes St CAULFIELD NORTH 3161	\$1,285,000	20/09/2024
3	3/10 Hudson St CAULFIELD NORTH 3161	\$1,140,000	18/08/2024

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:

23/10/2024 10:26



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

23/10/2023 - 22/10/2024: \$1,360,000

Comparable Properties



9/3 Wilks St CAULFIELD NORTH 3161 (REI)

Agent Comments

3 2 2

Price: \$1,183,000

Method: Private Sale

Date: 16/10/2024

Property Type: Townhouse (Res)



3/10 Princes St CAULFIELD NORTH 3161 (REI) Agent Comments

3 2 2

Price: \$1,285,000

Method: Private Sale

Date: 20/09/2024

Property Type: Townhouse (Single)



**3/10 Hudson St CAULFIELD NORTH 3161
(REI/VG)**

Agent Comments

3 1 2

Price: \$1,140,000

Method: Auction Sale

Date: 18/08/2024

Property Type: Townhouse (Res)