

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

6/35 Kooyong Road, Caulfield North Vic 3161

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$671,250

House

Unit

X

Suburb

Caulfield North

Period - From 01/07/2017

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	2/388 Dandenong Rd CAULFIELD NORTH 3161	\$630,000	18/11/2017
2	2/4 Bella Vista Rd CAULFIELD NORTH 3161	\$626,000	09/09/2017
3	9/581 Orrong Rd ARMADALE 3143	\$622,000	28/10/2017

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.

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Indicative Selling Price

\$590,000 - \$649,000

Median Unit Price

September quarter 2017: \$671,250



 2  1  1

Rooms:**Property Type:** Apartment**Agent Comments**

Stylish, Spacious and Convenient... As Good As It Gets! This recently renovated solid brick 2 bedroom oversized 60's apartment in a boutique complex of only 8 is the ideal choice for both owner occupiers and investors alike. Conveniently located close to all lifestyle choices this spacious residence presents a rare opportunity for astute buyers to secure property in this highly regarded neighbourhood locale

Comparable Properties



2/388 Dandenong Rd CAULFIELD NORTH 3161 Agent Comments
(REI)

 2  1  1

Price: \$630,000**Method:** Auction Sale**Date:** 18/11/2017**Rooms:** 3**Property Type:** Apartment

2/4 Bella Vista Rd CAULFIELD NORTH 3161 Agent Comments
(REI)

 2  1  1

Price: \$626,000**Method:** Private Sale**Date:** 09/09/2017**Rooms:** -**Property Type:** Apartment

9/581 Orrong Rd ARMADALE 3143 (REI) Agent Comments

 2  1  1

Price: \$622,000**Method:** Private Sale**Date:** 28/10/2017**Rooms:** -**Property Type:** Apartment