



## Statement of Information

# 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 137 Kooyong Road, Caulfield North

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$ or range between \$3,600,000 & \$3,960,000

## Median sale price

Median price \$2,012,500 Property type House Suburb Caulfield North

Period - From 01/07/2021 to 30/09/2021 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. 26 Langdon Road, Caulfield North	\$3,850,000	14/11/2021
2. 32 Howitt Road, Caulfield North	\$3,945,000	23/09/2021

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: 10/01/2022 11:50am

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Vendor

10/1/2022

Date

12/1/2022

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