

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

88 KOOYONG ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

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

Single Price

\$2,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,350,000

Property type

House

Suburb

Caulfield North

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

16 GRACE STREET MALVERN VIC 3144	\$2,320,000	29-Jul-24
30 NEW STREET ARMADALE VIC 3143	\$2,100,000	03-Aug-24
56 ESKDALE ROAD CAULFIELD NORTH VIC 3161	\$2,166,000	22-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 17 December 2024



16 GRACE STREET MALVERN VIC 3144

3 2 -

Sold Price

\$2,320,000

Sold Date

29-Jul-24

Distance

1.91km



30 NEW STREET ARMADALE VIC 3143

3 2 2

Sold Price

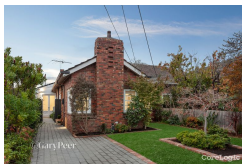
\$2,100,000

Sold Date

03-Aug-24

Distance

1.81km



56 ESKDALE ROAD CAULFIELD NORTH VIC 3161

3 2 2

Sold Price

\$2,166,000

Sold Date

22-Jun-24

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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