

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

444 Kooyong Road, Caulfield South Vic 3162

Indicative selling price

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

Single price \$2,100,000

Median sale price

Median price \$1,430,000

Property Type House

Suburb Caulfield South

Period - From 01/10/2018

to 30/09/2019

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 Lorrean Av BRIGHTON EAST 3187	\$2,150,000	13/11/2019
2	86 St Andrews St BRIGHTON 3186	\$2,150,000	21/06/2019
3	12 Stone St CAULFIELD SOUTH 3162	\$2,140,000	27/10/2019

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:

03/12/2019 12:51



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Property Type: House (Res)
Land Size: 407 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000
Median House Price
Year ending September 2019: \$1,430,000

Comparable Properties



4 Lorrean Av BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 2

Price: \$2,150,000
Method: Private Sale
Date: 13/11/2019
Rooms: 7
Property Type: House
Land Size: 585 sqm approx



86 St Andrews St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$2,150,000
Method: Private Sale
Date: 21/06/2019
Property Type: House (Res)
Land Size: 386 sqm approx



12 Stone St CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 3 4

Price: \$2,140,000
Method: Auction Sale
Date: 27/10/2019
Rooms: 9
Property Type: House (Res)
Land Size: 575 sqm approx