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	7/7 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $700,000 Property Type Unit Suburb Caulfield North

Period - From 11/08/2020 to 10/08/2021 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	14/41 Balaclava Rd ST KILDA EAST 3183	$700,000	18/04/2021
2	4/605 High St PRAHRAN 3181	$690,000	24/04/2021
3	4/580 Inkerman Rd CAULFIELD NORTH 3161	$680,000	17/06/2021

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: 11/08/2021 15:29

7/7 Kooyong Road, Caulfield North Vic 3161



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
11/08/2020 - 10/08/2021: $700,000

Comparable Properties



14/41 Balaclava Rd ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 18/04/2021
Property Type: Apartment

Agent Comments



4/605 High St PRAHRAN 3181 (REI/VG)

2 1 1

Price: $690,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Apartment

Agent Comments



4/580 Inkerman Rd CAULFIELD NORTH 3161 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 17/06/2021
Rooms: 4
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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