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

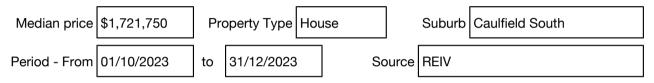
334 Kooyong Road, Caulfield South Vic 3162

Indicative selling price

For the meaning	of this	price see	consumer.vic.ao	v.au/underquoting
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Single price \$3,195,000

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	6 Pearce St CAULFIELD SOUTH 3162	\$3,070,000	24/03/2024
2	42 Trevelyan St ELSTERNWICK 3185	\$3,030,000	18/11/2023
3			

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:

02/04/2024 10:44







Property Type: House Land Size: 845 sqm approx Agent Comments Indicative Selling Price \$3,195,000 Median House Price December quarter 2023: \$1,721,750

Comparable Properties

Gantee	6 Pearce St CAULFIELD SOUTH 3162 (REI) 5 2 2 2 Price: \$3,070,000 Method: Auction Sale Date: 24/03/2024 Property Type: House (Res) Land Size: 750 sqm approx	Agent Comments
	42 Trevelyan St ELSTERNWICK 3185 (REI) 4 2 2 2 2 Price: \$3,030,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res)	Agent Comments

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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propertydata



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