## 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

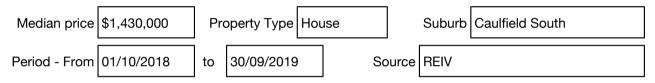
444 Kooyong Road, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this		

Single price \$2,100,000

#### 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 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









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**







Agent Comments

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

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.