

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

2/6 Kinnoul Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Caulfield North

Period - From 01/07/2020

to 30/06/2021

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	102/102 Balaclava Rd CAULFIELD NORTH 3161	\$1,540,000	17/06/2021
2	1/6 Kinnoul Av CAULFIELD NORTH 3161	\$1,550,000	20/05/2021
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:

02/08/2021 15:55



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Property Type:

Agent Comments

Comparable Properties



102/102 Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 3 2

Price: \$1,540,000

Method: Private Sale

Date: 17/06/2021

Rooms: 4

Property Type: Apartment



1/6 Kinnoul Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$1,550,000

Method: Private Sale

Date: 20/05/2021

Property Type: Apartment

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.