

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 102/29 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Caulfield North

Period - From 24/04/2020 to 23/04/2021 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	G06/462-464 Dandenong Rd CAULFIELD NORTH 3161	\$490,000	15/03/2021
2	310/58 Kambrook Rd CAULFIELD NORTH 3161	\$440,000	31/03/2021
3	1/7 Hudson St CAULFIELD NORTH 3161	\$420,000	11/04/2021

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: 24/04/2021 12:35



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

24/04/2020 - 23/04/2021: \$715,000

Comparable Properties

G06/462-464 Dandenong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

1 1 1

Price: \$490,000

Method: Private Sale

Date: 15/03/2021

Rooms: 2

Property Type: Apartment



310/58 Kambrook Rd CAULFIELD NORTH 3161 (REI) Agent Comments

2 1 1

Price: \$440,000

Method: Private Sale

Date: 31/03/2021

Property Type: Apartment



1/7 Hudson St CAULFIELD NORTH 3161 (REI) Agent Comments

1 1 1

Price: \$420,000

Method: Auction Sale

Date: 11/04/2021

Property Type: Apartment