

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

1/216 Kambrook Road, Caulfield Vic 3162

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$740,000

House

Unit

X

Suburb

Caulfield

Period - From

01/04/2017

to

30/06/2017

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	3/9 Ulupna Rd ORMOND 3204	\$690,000	26/03/2017
2	1/7 Wyuna Rd CAULFIELD NORTH 3161	\$685,000	02/04/2017
3	6/205 Grange Rd GLEN HUNTLY 3163	\$640,000	22/04/2017

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.~~

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

June quarter 2017: \$740,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



3/9 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 26/03/2017

Rooms: 4

Property Type: Apartment



1/7 Wyuna Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 02/04/2017

Rooms: -

Property Type: Apartment



6/205 Grange Rd GLEN HUNTLY 3163 (REI/VG) Agent Comments



Price: \$640,000

Method: Private Sale

Date: 22/04/2017

Rooms: 3

Property Type: Unit