

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 44-54 Kambrook Road, Caulfield North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Townhouse – 3 Bed, 2 Bath	\$*	Or range between	\$936,000		\$1,029,600
Townhouse – 3 Bed, 2 Bath	\$*	Or range between	\$1,200,000		\$1,260,000
1 Bed, 1 Bath	\$*	Or range between	\$422,100		\$464,310
2 Bed, 2 Bath	\$*	Or range between	\$555,000		\$610,500
2 Bed, 2 Bath	\$*	Or range between	\$735,000		\$808,500
3 Bed, 2 Bath	\$*	Or range between	\$995,000		\$1,094,500

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$685,500

Suburb Caulfield North

Period - From 4/12/17 To 5/12/18

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse – 3 Bed, 2 Bath	1/18 Payne Street, Caulfield North	\$1,160,000	11/5/18
	48a Neerim Road, Caulfield	\$1,151,000	4/3/18
	6/153 Finch Street, Glen Iris	1,120,000	24/2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse – 3 Bed, 2 Bath	667a Inkerman Road, Caulfield	\$1,325,000	6/5/18
	4 Canrobert Street, Caulfield North	1,550,000	12/3/18
	510 Dandeong Road, Caulfield North	\$1,515,000	24/2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 Bed, 1 Bath	2/16 Payne Street, Caulfield North	\$585,000	20/5/18
	304/144 Hawthorn Road, Caulfield North	\$595,000	25/5/18
	10/20 Hawthorn Road, Caulfield North	\$565,000	28/2/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	1/363 Balaclava Road, Caulfield North	\$660,000	18/3/18
	1/486 Glen Eira Road, Caulfield	\$790,000	18/3/18
	14/96 Hawthorn Road, Caulfield North	\$745,000	30/4/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	3/74 Hawthorn Road, Caulfield North	\$862,000	4/3/18
	1/675 Inkerman Road, Caulfield North	\$950,000	25/2/18
	3/381 Alma Road, Caulfield North	\$905,000	9/1/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	3/675 Inkerman Road, Caulfield North	\$1,115,000	27/5/18

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
	101/268 Hawthorn Road, Caulfield	\$1,155,000	3/2/18
	9/892 Glen Huntly Road, Caulfield South	\$1,100,000	18/5/18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

5/12/18