

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

13 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$2,850,000

Median sale price

Median price

\$2,500,000

Property Type

House

Suburb

Caulfield North

Period - From

24/12/2020

to

23/12/2021

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	17 Khartoum St CAULFIELD NORTH 3161	\$3,155,000	12/12/2021
2	38 Kooyong Rd CAULFIELD NORTH 3161	\$2,736,000	15/12/2021
3	45 Bambra Rd CAULFIELD NORTH 3161	\$2,700,000	20/10/2021

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:

24/12/2021 08:33



 4  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,850,000

Median House Price

24/12/2020 - 23/12/2021: \$2,500,000

Comparable Properties



17 Khartoum St CAULFIELD NORTH 3161 (REI)

Agent Comments

 4  3  2

Price: \$3,155,000

Method: Auction Sale

Date: 12/12/2021

Property Type: House (Res)

38 Kooyong Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

 4  2  2

Price: \$2,736,000

Method: Auction Sale

Date: 15/12/2021

Property Type: House (Res)

Land Size: 743 sqm approx



45 Bambra Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

 6  4  3

Price: \$2,700,000

Method: Sold Before Auction

Date: 20/10/2021

Rooms: 9

Property Type: House (Res)

Land Size: 638 sqm approx