

## 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

212/58 KAMBROOK ROAD CAULFIELD NORTH VIC 3161

### Indicative selling price

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

Single Price

or range  
between

\$470,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$653,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

113/11 BOND STREET CAULFIELD NORTH VIC 3161	\$530,000	17-Apr-23
215/15 BOND STREET CAULFIELD NORTH VIC 3161	\$465,000	11-Mar-23
309/15 BOND STREET CAULFIELD NORTH VIC 3161	\$495,000	03-May-23

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 6 months.~~

This Statement of Information was prepared on: 23 August 2023



**113/11 BOND STREET CAULFIELD NORTH VIC 3161**

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Sold Price **\$530,000** Sold Date **17-Apr-23**

Distance **0km**



**215/15 BOND STREET CAULFIELD NORTH VIC 3161**

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Sold Price **\$465,000** Sold Date **11-Mar-23**

Distance **0km**



**309/15 BOND STREET CAULFIELD NORTH VIC 3161**

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Sold Price **\$495,000** Sold Date **03-May-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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