

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 199 Kambrook Road, Caulfield 3162

Indicative selling price

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

Single price \$1,635,000 or range between &

Median sale price

Median price \$2,160,000 Property type House Suburb Caulfield

Period - From 01/01/2022 to 31/03/2022 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
41 Pental Road, Caulfield North	\$1,720,000	05/06/22
29 Woodville Ave, Glen Huntly	\$1,675,000	09/04/22
1 Raymond Grove, Caulfield South	\$1,725,000	26/03/22

This Statement of Information was prepared on: 06/07/2