

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

1/123 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,388,750

Property Type Townhouse

Suburb Caulfield North

Period - From 09/11/2022

to

08/11/2023

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	1/13 Linlithgow Av CAULFIELD NORTH 3161	\$1,600,000	14/09/2023
2	111 Bambra Rd CAULFIELD 3162	\$1,555,000	26/03/2023
3	1/472 Glen Eira Rd CAULFIELD 3162	\$1,502,000	22/10/2023

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:

09/11/2023 09:44

1/123 Kambrook Road, Caulfield North Vic 3161

Todd Newton
03 8532 5200
0412568313

todd.newton@belleproperty.com

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

09/11/2022 - 08/11/2023: \$1,388,750



3 3.5 2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/13 Linlithgow Av CAULFIELD NORTH 3161
(REI)

Agent Comments

4 2 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 14/09/2023

Property Type: Townhouse (Res)



111 Bambra Rd CAULFIELD 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,555,000

Method: Auction Sale

Date: 26/03/2023

Property Type: House (Res)

Land Size: 297 sqm approx



1/472 Glen Eira Rd CAULFIELD 3162 (REI)

Agent Comments

3 2 3

Price: \$1,502,000

Method: Auction Sale

Date: 22/10/2023

Property Type: Unit

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018