

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

17/214 Kambrook Road Caulfield VIC 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

or range
between

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Nov 2020

to

31 Oct 2021

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

11/214 Kambrook Road Caulfield VIC 3162	\$310,000	16-Jul-21
12/214 Kambrook Road Caulfield VIC 3162	\$330,000	02-Dec-20
6/16 Newlyn Street Caulfield VIC 3162	\$310,000	12-Aug-20

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.~~

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11/214 Kambrook Road Caulfield VIC 3162

Sold Price **\$310,000** Sold Date **16-Jul-21**

1 1 1

Distance -



12/214 Kambrook Road Caulfield VIC 3162

Sold Price **\$330,000** Sold Date **02-Dec-20**

1 1 1

Distance -



6/16 Newlyn Street Caulfield VIC 3162

Sold Price **\$310,000** Sold Date **12-Aug-20**

1 1 1

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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