

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 95 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,350,000 & \$1,480,000

Median sale price

Median price \$1,710,000 House X Unit Suburb Caulfield North

Period - From 01/10/2018 to 31/12/2018 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	18 Bent St MALVERN EAST 3145	\$1,492,000	06/04/2019
2	46 Bealiba Rd CAULFIELD SOUTH 3162	\$1,350,000	07/04/2019
3	754 Inkerman Rd CAULFIELD NORTH 3161	\$1,300,000	16/03/2019

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.