

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 1a/212 Kambrook Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$525,000 & \$577,500

Median sale price

Median price \$760,000 House Unit X Suburb Caulfield

Period - From 01/04/2017 to 31/03/2018 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	312/276 Neerim Rd CARNEGIE 3163	\$535,000	28/05/2018
2	202/494 North Rd ORMOND 3204	\$530,000	24/04/2018
3	7/982 Glen Huntly Rd CAULFIELD SOUTH 3162	\$550,000	24/04/2018

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.



2 2 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$525,000 - \$577,500

Median Unit Price

Year ending March 2018: \$760,000

Comparable Properties



312/276 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$535,000
Method: Private Sale
Date: 28/05/2018
Rooms: -
Property Type: Apartment



202/494 North Rd ORMOND 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$530,000
Method: Private Sale
Date: 24/04/2018
Rooms: 3
Property Type: Apartment

7/982 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 2 1

Price: \$550,000
Method: Private Sale
Date: 24/04/2018
Rooms: 3
Property Type: Apartment