

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

203/58 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Caulfield North

Period - From 01/07/2024 to 30/09/2024 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	7/15 Rosedale Av GLEN HUNTLY 3163	\$435,000	29/09/2024
2	218/11 Bond St CAULFIELD NORTH 3161	\$435,000	23/09/2024
3	5/11 Rosstown Rd CARNEGIE 3163	\$450,000	11/07/2024

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:

22/10/2024 11:23



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

September quarter 2024: \$620,000

Comparable Properties



7/15 Rosedale Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$435,000

Method: Sold Before Auction

Date: 29/09/2024

Property Type: Apartment



218/11 Bond St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 23/09/2024

Property Type: Unit



5/11 Rosstown Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$450,000

Method: Auction Sale

Date: 11/07/2024

Property Type: Apartment

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