

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

1/162 Kambrook Road, Caulfield Vic 3162

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,626,000

Property Type

Townhouse

Suburb

Caulfield

Period - From

05/08/2023

to

04/08/2024

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	1/434 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,300,000	10/07/2024
2	2/446 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,200,000	28/04/2024
3	2/40 Railway Rd CARNEGIE 3163	\$1,200,000	16/03/2024

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:

05/08/2024 10:37



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
05/08/2023 - 04/08/2024: \$1,626,000

Comparable Properties



1/434 Hawthorn Rd CAULFIELD SOUTH 3162 **Agent Comments**
(REI)

3 2 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 10/07/2024
Property Type: Unit
Land Size: 298 sqm approx



2/446 Hawthorn Rd CAULFIELD SOUTH 3162 **Agent Comments**
(REI/VG)

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 28/04/2024
Property Type: Unit



2/40 Railway Rd CARNEGIE 3163 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

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