

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 181 Kambrook Road, Caulfield VIC 3162

Indicative selling price

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

Single price \$ or range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,742,500 Property type House Suburb Caulfield

Period - From 01/01/2020 to 31/12/2020 Source REIV

Comparable property sales

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
6 Don Ct CAULFIELD SOUTH 3162	\$1,745,000	26/11/2020
39 Kambrook Rd CAULFIELD NORTH 3161	\$1,700,000	23/12/2020
1 Tennyson Av CAULFIELD NORTH 3161	\$1,625,000	31/11/2020

This Statement of Information was prepared on: 18/01/2021