

# 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 209/50 Kambrook Road, Caulfield North VIC

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$629,000

## Median sale price

Median price \$620,000 Property type Apartment Suburb Caulfield North

Period - From 01/07/2024 to 30/09/2024 Source REIV

## Comparable property sales

**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. 208/127 Murray Street, Caulfield VIC 3162      | \$645,000 | 16/08/2024   |
| 2. 201/268 Hawthorn Road, Caulfield VIC 3162      | \$640,000 | 16/09/2024   |
| 3. 103/29 Kambrook Road, Caulfield North VIC 3161 | \$620,000 | 10/07/2024   |

This Statement of Information was prepared on: 12.11.2024