

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 1/58 Kambrook Street Caulfield North VIC 3161

Indicative selling price

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

Range between \$440,000 & \$460,000

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

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
204/402 Dandenong Road Caulfield North VIC 3161	\$ 445,000	13 Jun 2024
214/58 Kambrook Road Caulfield North VIC 3161	\$ 500,000	31 May 2024
104/8 Station Street Caulfield North VIC 3161	\$ 420,500	03 May 2024

This Statement of Information was prepared on: 22 October 2024