

# 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 8/214 Kambrook Road, Caulfield 3162 VIC

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$300,000 & \$330,000

## Median sale price

Median price Property type UNIT Suburb Caulfield

Period - From to 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. 12/18 Park Crescent, Caulfield North 3161 VIC	\$325,000	08/09/2021
2. 6/399 Kooyong Road, Elsternwick 3185 VIC	\$307,500	23/11/2021
3. 7/2 Tattenham Street, Caulfield East 3145 VIC	\$305,000	22/09/2021

**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: 20/01/2022