

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

110/50 KAMBROOK ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

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

Single Price

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,432,500

Property type

House

Suburb

Caulfield North

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

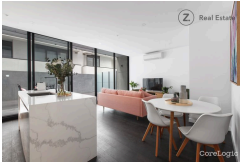
504/869 DANDENONG ROAD MALVERN EAST VIC 3145	\$640,000	03-Jun-24
201/268 HAWTHORN ROAD CAULFIELD VIC 3162	\$640,000	17-Sep-24
103/29 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$620,000	12-Jul-24

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 6 months.

This Statement of Information was prepared on: 02 December 2024

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**504/869 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price **\$640,000** Sold Date **03-Jun-24**

Distance **0.51km**



**201/268 HAWTHORN ROAD
CAULFIELD VIC 3162**

2 2 1

Sold Price Sold Date **17-Sep-24**

Distance **1.4km**



**103/29 KAMBROOK ROAD
CAULFIELD NORTH VIC 3161**

2 2 1

Sold Price **\$620,000** Sold Date **12-Jul-24**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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