

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

104/44-54 Kambrook Road, Caulfield North Vic 3161

### Indicative selling price

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

Single price

\$769,000

### Median sale price

Median price

\$699,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/10/2021

to

30/09/2022

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 1/6-8 Bent St MALVERN EAST 3145             | \$866,000 | 01/11/2021   |
| 2 | 104/511 Dandenong Rd ARMADALE 3143          | \$766,000 | 03/11/2021   |
| 3 | 11/153-163 Hawthorn Rd CAULFIELD NORTH 3161 | \$725,000 | 20/08/2022   |

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/12/2022 18:16



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$769,000  
**Median Unit Price**  
Year ending September 2022: \$699,000

## Comparable Properties



**1/6-8 Bent St MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$866,000  
**Method:** Sold Before Auction  
**Date:** 01/11/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**104/511 Dandenong Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$766,000  
**Method:** Private Sale  
**Date:** 03/11/2021  
**Property Type:** Apartment



**11/153-163 Hawthorn Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$725,000  
**Method:** Auction Sale  
**Date:** 20/08/2022  
**Property Type:** Apartment