

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 11/125 Kambrook Road, Caulfield North

Indicative selling price

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

Single price \$439,000 or range between &

Median sale price

Median price \$803,000 Property type Apartment Suburb Caulfield North

Period - From 01/10/2023 to 31/12/2023 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
6/10 St Huberts Road, Carnegie	\$426,000	09/12/2023
3/31 Madden Avenue, Carnegie	\$422,500	16/11/2023
11/5 Wattle Avenue, Glenhuntly	\$415,000	04/11/2023

This Statement of Information was prepared on: 15/04/2024