

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

2/216 Kambrook Road, Caulfield, VIC 3162

Indicative selling price

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

Single price

or range between

\$700,000

&

\$770,000

Median sale price

Median price

\$ 848,500

Property type

Unit

Suburb

CAULFIELD

Period - From

20/05/2021

to

20/05/2022

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	4/203 Grange Road Glen Huntly Vic 3163	\$782,500	2022-03-12
2	4/22-24 Griffiths Street Caulfield South Vic 3162	\$767,000	2022-05-14
3	4/195 Grange Road Glen Huntly Vic 3163	\$818,000	2022-04-10

This Statement of Information was prepared on:

20/05/2022