

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 40 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)

Range between \$1,150,000 & \$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median price \$2,320,000 *House ☒ *Unit ☐ Suburb CAULFIELD NORTH

Period - From 01/07/2017 to 30/09/2017 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
26 Derby Cr CAULFIELD EAST 3145	\$1,320,000	18/11/2017
36 Kambrook Rd CAULFIELD NORTH 3161	\$1,300,000	25/10/2017
22 Stanley Pde CAULFIELD NORTH 3161	\$1,270,000	29/10/2017