

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

2/214 Kambrook Road, Caulfield Vic 3162

Indicative selling price

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

Range between

\$490,000

&

\$535,000

Median sale price

Median price

\$824,999

Property Type

Unit

Suburb

Caulfield

Period - From

03/02/2021

to

02/02/2022

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
1	2/178 Sycamore St CAULFIELD SOUTH 3162	\$555,500	29/10/2021
2	201/29 Kambrook Rd CAULFIELD NORTH 3161	\$520,000	10/11/2021
3	4/19 Snowdon Av CAULFIELD 3162	\$500,000	13/11/2021

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 six months.~~

This Statement of Information was prepared on:

03/02/2022 11:35



Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$535,000
Median Unit Price
03/02/2021 - 02/02/2022: \$824,999

Comparable Properties



2/178 Sycamore St CAULFIELD SOUTH 3162 (REI) **Agent Comments**



Price: \$555,500
Method: Sold Before Auction
Date: 29/10/2021
Property Type: Apartment



201/29 Kambrook Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**



Price: \$520,000
Method: Private Sale
Date: 10/11/2021
Property Type: Apartment



4/19 Snowdon Av CAULFIELD 3162 (REI) **Agent Comments**



Price: \$500,000
Method: Auction Sale
Date: 13/11/2021
Property Type: Apartment