Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/214 Kambrook Road, Caulfield Vic 3162

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$490,000		&		\$535,000			
Median sale pi	rice							
Median price	\$824,999	Pro	operty Type	Unit			Suburb	Caulfield
Period - From	03/02/2021	to	02/02/2022		So	urce	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.

Ade	dress 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 Agent Comments (REI)



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



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



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

Account - Barry Plant | P: 03 9807 2333



propertydata

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