

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Property offered for sale**

Address  
Including suburb and  
postcode 103A/8 Station Street, Caulfield VICTORIA 3161

**Indicative selling price**

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

\$400,000

&amp;

\$450,000

**Median sale price**

Median price \$631,444

Property type

Unit

Suburb

Caulfield North

Period - From

11/12/19

to

10/12/20

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
1 310/58 Kambrook Rd CAULFIELD NORTH 3161 VIC	\$430,000	31/03/2021
2 317/11 Bond St CAULFIELD NORTH 3161 VIC	\$630,000	12/12/2021
3 8/8 Station St CAULFIELD NORTH 3161 VIC	\$415,000	04/02/2021

## Results

### 310/58 Kambrook Rd CAULFIELD NORTH 3161

PRICE :	\$440,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	31/03/2021	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Glen Eira	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Setting new standards in design, luxury and lifestyle, the architecturally conceived Caulfield Heath provides the ultimate experience in apartment living. This modern two-bedroom apartment is designed to capitalise on its beautiful surroundings, entertaining areas and lifestyle amenities. The kitchen boasts stone benchtops, stainless steel appliances, integrated dishwasher and pantry. The open plan living and dining area flows onto a private balcony with stunning city views. Features include, bedrooms with mirrored built-in-robos, central bathroom with stone finishes, reverse cycle air-conditioning, European laundry, secure basement car space, storage cage, security intercom entry to the building and secure lift. The Award-Winning SJB Architects designed this outstanding residential development around a central, secure, resort style Leisure and Entertainment Centre, complete with spectacular gardens and open space. The luxurious, state of the art centre boasts an indoor heated pool, sauna, spa bath, gymnasium and sun deck. Additional features include a library, private use dining room, private use home theatre, courtyard, business centre and your own secure wine rack, complete with tasting area, in the temperature-controlled wine cellar. Walk to Monash University, Caulfield Racecourse, shops, cafes, trains, buses and trams. The property has been beautifully maintained and is a great opportunity for an investor or first home buyer. \*\*15 minutes at the end of each inspection is allocated for basement parking and facilities tour\*\* All enquiries require a telephone number.

### 108/56 Kambrook Rd CAULFIELD NORTH 3161

PRICE :	\$465,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/10/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	11/12/2020	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	4
MUNICIPALITY :	Glen Eira	CARPARKS :	1
PARISH :	Prahran	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	108D	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS721881	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Located in one of Caulfield's finest precinct is this 2 bedroom sunfilled modern apartment close to all facilities including cinema room, climate control wine cellar, pool, gym, transport and shopping. Features include security entry, stylish modern kitchen with euro laundry, open plan kitchen/living/dining area overlooking a spacious west facing balcony, ideal for entertaining, 2 bedrooms (built in mirror cupboard), main opens to balcony, second bedroom built in mirror cupboards, central bathroom, car park, reverse cycle unit. Council Rates: \$179.40 per quarter Owners Corporation: \$1029.91 per quarter insect by appointment Rochelle Butt 0412707033 COVID-19 rules apply: Due to the current circumstances with COVID-19 it is important that prior to showing prospective buyers through a property that the following criteria are met. Drive past the property and make sure that you are happy with the location and the property externally. Viewed the listing online particularly the photos, floorplan and video (where applicable) You are an unconditional buyer and in a position to enter into any negotiations to purchase the property (should you wish to buy it). You DONT display any symptoms relating to the COVID-19 Coronavirus outbreak. You HAVE NOT travelled overseas in the past 14 days. You're not experiencing ANY FLU LIKE SYMPTOMS. . You MUST be wearing a face mask These criteria are now in place to protect homeowners, tenants, buyers and staff and must strictly be adhered to in this very difficult time for all.

## 412/58 Kambrook Rd CAULFIELD NORTH 3161

PRICE :	\$550,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/05/2020	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	
PROPERTY TYPE :	Strata Unit/Flat	ROOMS :	
MUNICIPALITY :	Glen Eira	CARPARKS :	
PARISH :	Prahran	STOREYS :	
MAP REF :	68 D 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	412C	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS721881	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

The image(s) and information you are viewing is produced by cross-referencing images and data supplied by third parties. We give no warranty that the image, information or cross-referencing is accurate or complete. All warranties are expressly excluded to the fullest extent permitted by law. Our liability to you is limited to the re-supply of the image and information or the cost of the re-supply, at our option.

**This Statement of Information was prepared on: 18/04/2021**