

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

311/56 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$825,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/07/2022

to

30/09/2022

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	110/56 Kambrook Rd CAULFIELD NORTH 3161	\$900,000	20/05/2022
2			
3			

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:

15/11/2022 12:04



 3  2  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$825,000

Median Unit Price
September quarter 2022: \$640,000

Comparable Properties

110/56 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments
(REI)

 3  2  2

Price: \$900,000
Method:
Date: 20/05/2022
Property Type: Apartment

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.