

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 168a Kambrook Road, Caulfield VIC 3162

Indicative selling price

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

Single price \$ or range between \$1,750,000 & \$1,875,000

Median sale price

Median price \$1,752,500 Property type Townhouse Suburb Caulfield

Period - From 25/06/2019 to 24/06/2020 Source REIV

Comparable property sales

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
8a Alfred Street, Caulfield VIC 3162	\$1,880,000	8/07/2020
6b Oak Crescent, Caulfield North VIC 3162	\$1,860,000	04/03/2020
159 Bamba Road, Caulfield VIC 3162	\$1,801,000	14/05/2020

This Statement of Information was prepared on: 23/07/2020