

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

4/212 Kambrook Road, Caulfield Vic 3162

Indicative selling price

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

Range between

\$220,000

&

\$240,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Caulfield

Period - From

22/01/2024

to

21/01/2025

Source

Property Data

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	6/34 Royal Av GLEN HUNTLY 3163	\$245,000	18/10/2024
2	5/20 Payne St CAULFIELD NORTH 3161	\$255,000	03/09/2024
3	12/133 Booran Rd CAULFIELD SOUTH 3162	\$250,000	22/08/2024

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:

22/01/2025 11:09

4/212 Kambrook Road, Caulfield Vic 3162



Property Type:
Agent Comments

Indicative Selling Price

\$220,000 - \$240,000

Median Unit Price

22/01/2024 - 21/01/2025: \$780,000

Comparable Properties



6/34 Royal Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$245,000

Method: Private Sale

Date: 18/10/2024

Property Type: Apartment



5/20 Payne St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$255,000

Method: Private Sale

Date: 03/09/2024

Property Type: Unit



12/133 Booran Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$250,000

Method: Private Sale

Date: 22/08/2024

Property Type: Apartment

Land Size: 942.07 sqm approx

Account - Geoff Nixon RE | P: 03 9528 4422



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