



2   
 2   
 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$670,000

**Median Unit Price**  
 Year ending March 2017: \$755,000

## Comparable Properties

203/677 Glen Huntly Rd CAULFIELD 3162 (VG) **Agent Comments**

2   
 -   
 -

**Price:** \$700,000  
**Method:** Sale  
**Date:** 26/01/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



14/129 Kambrook Rd CAULFIELD NORTH 3161 **Agent Comments (REI)**

2   
 1   
 1

**Price:** \$655,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 3  
**Property Type:** Apartment



9/434 Kooyong Rd CAULFIELD SOUTH 3162 **Agent Comments (REI)**

2   
 1   
 1

**Price:** \$630,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 80 sqm approx

## 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

2/218-220 Kambrook Road, Caulfield Vic 3162

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$670,000

#### Median sale price

Median price

\$755,000

Unit

X

Suburb

Caulfield

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|-----------------------------------------|-----------|--------------|
| 203/677 Glen Huntly Rd CAULFIELD 3162   | \$700,000 | 26/01/2017   |
| 14/129 Kambrook Rd CAULFIELD NORTH 3161 | \$655,000 | 13/05/2017   |
| 9/434 Kooyong Rd CAULFIELD SOUTH 3162   | \$630,000 | 20/05/2017   |