

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

60A Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,368,750

Property type Townhouse

Suburb Caulfield North

Period - From 26/08/2022

to 25/08/2023

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
1/369 Glen Eira Rd CAULFIELD NORTH 3161	\$1,387,500	06/08/2023
64b Kambrook Rd CAULFIELD NORTH 3161	\$1,240,000	12/08/2023
17 Waratah Av GLEN HUNTLY 3163	\$1,340,000	05/08/2023

This Statement of Information was prepared on: 26/08/2023