

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

3/56 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$549,000 & \$590,000

Median sale price*

Median price Property Type Suburb

Period - From to Source

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	202/2a Royal Pde CAULFIELD SOUTH 3162	\$596,000	20/12/2023
2	103/337 Balaclava Rd CAULFIELD NORTH 3161	\$590,000	19/12/2023
3	708/1060 Dandenong Rd CARNEGIE 3163	\$565,000	14/02/2024

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:

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$549,000 - \$590,000
No median price available

Comparable Properties



202/2a Royal Pde CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

2 2 2

Price: \$596,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment



103/337 Balaclava Rd CAULFIELD NORTH
3161 (REI/VG)

Agent Comments

2 2 1

Price: \$590,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment



708/1060 Dandenong Rd CARNEGIE 3163
(REI)

Agent Comments

2 2 1

Price: \$565,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment

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