

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

205/50 KAMBROOK ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$769,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 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

404/77 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$700,000	24-Jul-23
2/892 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162	\$772,000	11-Nov-23
8/18 ETNA STREET GLEN HUNTLY VIC 3163	\$766,000	22-Jul-23

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 6 months.

This Statement of Information was prepared on: 19 January 2024

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**404/77 HAWTHORN ROAD
 CAULFIELD NORTH VIC 3161**

2 2 1

Sold Price **\$700,000** Sold Date **24-Jul-23**

Distance **1km**



**2/892 GLEN HUNTLY ROAD
 CAULFIELD SOUTH VIC 3162**

2 2 1

Sold Price **\$772,000** Sold Date **11-Nov-23**

Distance **1.59km**



**8/18 ETNA STREET GLEN HUNTLY
 VIC 3163**

2 2 1

Sold Price **\$766,000** Sold Date **22-Jul-23**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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