

# 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 G08/50 Kambrook Road, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$475,000 & \$495,000

### Median sale price

Median price \$628,500 Property Type Unit Suburb Caulfield North

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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	111/50 Kambrook Rd CAULFIELD NORTH 3161	\$445,000	16/01/2024
2			
3			

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: 08/06/2024 15:36



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$475,000 - \$495,000  
**Median Unit Price**  
March quarter 2024: \$628,500

## Comparable Properties



**111/50 Kambrook Rd CAULFIELD NORTH 3161** Agent Comments  
(REI/VG)



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 16/01/2024  
**Property Type:** Apartment

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.

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**



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