

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

8/56 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Oct 2020

to

30 Sep 2021

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

102/11 Bond Street Caulfield North VIC 3161	\$420,000	10-Apr-21
104/58 Kambrook Road Caulfield North VIC 3161	\$440,000	17-Sep-21
105/11 Bond Street Caulfield North VIC 3161	\$566,000	10-Dec-20

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 October 2021



102/11 Bond Street Caulfield North VIC 3161

Sold Price

\$420,000

Sold Date

10-Apr-21

2

1

1

Distance

-



104/58 Kambrook Road Caulfield North VIC 3161

Sold Price

^{RS} **\$440,000**

Sold Date

17-Sep-21

2

1

1

Distance

-



105/11 Bond Street Caulfield North VIC 3161

Sold Price

\$566,000

Sold Date

10-Dec-20

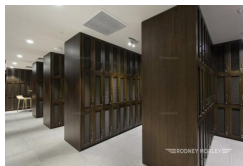
2

2

1

Distance

-



108/56 Kambrook Road Caulfield North VIC 3161

Sold Price

\$465,000

Sold Date

21-Oct-20

2

1

1

Distance

-



213/15 Bond Street Caulfield North VIC 3161

Sold Price

\$415,000

Sold Date

28-Jan-21

2

1

1

Distance

-



4/58 Kambrook Road Caulfield North VIC 3161

Sold Price

\$500,000

Sold Date

12-Apr-21

2

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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514/15 Bond Street Caulfield North
VIC 3161

Sold Price

^{RS}

\$497,000

Sold Date

26-Aug-21

 2

 1

 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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