

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

11GD/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

or range
between

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Apr 2023

to

31 Mar 2024

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

| | | |
|--|-----------|-----------|
| 111/50 KAMBROOK ROAD CAULFIELD NORTH VIC 3161 | \$445,000 | 16-Jan-24 |
| 409/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161 | \$506,500 | 09-Mar-24 |
| 103/337 BALACLAVA ROAD CAULFIELD NORTH VIC 3161 | \$590,000 | 19-Dec-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: 10 April 2024

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**111/50 KAMBROOK ROAD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$445,000** Sold Date **16-Jan-24**

Distance **0.08km**



**409/2 CAULFIELD BOULEVARD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price ^{RS} **\$506,500** Sold Date **09-Mar-24**

Distance **0.2km**



**103/337 BALACLAVA ROAD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$590,000** Sold Date **19-Dec-23**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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