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

13/129 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$550,000					
Median sale pr	rice									
Median price	\$652,500	Pro	operty Type	Unit			Suburb	Caulfield North		
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	11/9 Wyuna Rd CAULFIELD NORTH 3161	\$540,500	28/10/2023
2	7/15 Masters St CAULFIELD 3162	\$540,000	26/11/2023
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:

30/01/2024 11:41





Myron Ching





Property Type: Apartment **Land Size:** 90 sqm approx Agent Comments 9573 6100 0431 262 955 myronching@jelliscraig.com.au

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending December 2023: \$652,500

Comparable Properties



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 - Jellis Craig | P: 03 9593 4500





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