

# 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

207 Kambrook Road, Caulfield Vic 3162

### Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,903,500 Property Type House Suburb Caulfield

Period - From 01/07/2022 to 30/06/2023 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	106 Bambra Rd CAULFIELD 3162	\$1,635,000	19/03/2023
2	10 Narrawong Rd CAULFIELD SOUTH 3162	\$1,560,000	18/06/2023
3	372 North Rd ORMOND 3204	\$1,515,000	12/08/2023

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:

01/09/2023 11:24



3   2   2

**Property Type:** House

**Land Size:** 550 sqm approx

Agent Comments

## Comparable Properties



**106 Bambra Rd CAULFIELD 3162 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,635,000

**Method:** Auction Sale

**Date:** 19/03/2023

**Property Type:** House (Res)

**Land Size:** 644 sqm approx



**10 Narrawong Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

3   2   2

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 18/06/2023

**Property Type:** House (Res)



**372 North Rd ORMOND 3204 (REI)**

Agent Comments

3   1   2

**Price:** \$1,515,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 617 sqm approx