

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

214/58 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Feb 2023

to

31 Jan 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

507/10 STATION STREET CAULFIELD NORTH VIC 3161	\$600,000	26-Sep-23
2/7 WYUNA ROAD CAULFIELD NORTH VIC 3161	\$667,000	18-Dec-23
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: 09 February 2024



**507/10 STATION STREET
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$600,000** Sold Date **26-Sep-23**

Distance **0.14km**



**2/7 WYUNA ROAD CAULFIELD
NORTH VIC 3161**

2 1 1

Sold Price ^{RS} **\$667,000** ^{UN} Sold Date **18-Dec-23**

Distance **0.39km**



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

2 1 1

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

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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