



# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 24a Kambea Gve, Caulfield North Vic 3161

## Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

## Median sale price

Median price \$2,140,000 Property type House Suburb Caulfield North

Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales

**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
17 Eskdale Rd CAULFIELD NORTH 3161	\$2,510,000	17/02/2024
56 Orrong Cres CAULFIELD NORTH 3161	\$2,800,000	25/02/2024
39 Northcote Ave CAULFIELD NORTH 3161	\$2,500,000	20/02/2024

This Statement of Information was prepared on: 06/03/2024

Agent

DocuSigned by:  
*Susan Boltin*  
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Vendor

Date

07-03-2024

Date