

# 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 25/214 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) (\*Delete single price or range as applicable)

Single price \$ or range between \$690,000 & \$750,000

## Median sale price

Median price \$798,000 Property type Unit Suburb Caulfield

Period - From 02/07/2023 to 01/07/2024 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
2/21 Newlyn St CAULFIELD 3162	\$780,000	14/04/2024
3/11 Mackay Av GLEN HUNTLY 3163	\$730,000	23/03/2024
4/28 Royal Av GLEN HUNTLY 3163	\$702,000	25/06/2024

**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: 02/07/2024