

## 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

3/158 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,003,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Nov 2022

to

31 Oct 2023

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

124 BOORAN ROAD GLEN HUNTLY VIC 3163	\$1,450,000	26-Aug-23
1/369 GLEN EIRA ROAD CAULFIELD NORTH VIC 3161	\$1,387,500	06-Aug-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: 01 November 2023



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**124 BOORAN ROAD GLEN HUNTLY VIC 3163** Sold Price **\$1,450,000** Sold Date **26-Aug-23**

3 2 2

Distance **0.83km**



**1/369 GLEN EIRA ROAD CAULFIELD NORTH VIC 3161** Sold Price **\$1,387,500** Sold Date **06-Aug-23**

3 2 2

Distance **1.21km**

RS = Recent sale      UN = Undisclosed Sale

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