

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

308/56 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Mar 2023

to

29 Feb 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

312/11 BOND STREET CAULFIELD NORTH VIC 3161	\$460,000	09-Oct-23
111/50 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$445,000	16-Jan-24
104/10 STATION STREET CAULFIELD NORTH VIC 3161	\$510,000	09-Feb-24

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: 25 March 2024



312/11 BOND STREET CAULFIELD NORTH VIC 3161

🛏️ 2 🚿 1 🚗 1

Sold Price **\$460,000** Sold Date **09-Oct-23**

Distance **0km**

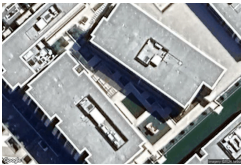


111/50 KAMBROOK ROAD CAULFIELD NORTH VIC 3161

🛏️ 2 🚿 1 🚗 1

Sold Price **\$445,000** Sold Date **16-Jan-24**

Distance **0.09km**

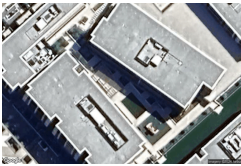


104/10 STATION STREET CAULFIELD NORTH VIC 3161

🛏️ 2 🚿 1 🚗 1

Sold Price **\$510,000** Sold Date **09-Feb-24**

Distance **0.14km**

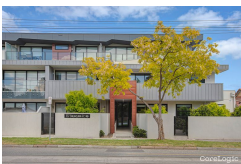


612/1 VILLAGE MEWS CAULFIELD NORTH VIC 3161

🛏️ 2 🚿 1 🚗 1

Sold Price **\$520,000** Sold Date **14-Dec-23**

Distance **0.14km**

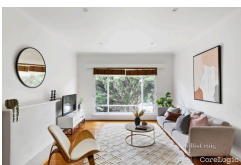


103/337 BALACLAVA ROAD CAULFIELD NORTH VIC 3161

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

Distance **0.19km**



13/129 KAMBROOK ROAD CAULFIELD NORTH VIC 3161

🛏️ 2 🚿 1 🚗 1

Sold Price ^{RS} **\$580,000** Sold Date **24-Feb-24**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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