

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 64b Kambrook Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,315,500 Property Type Townhouse Suburb Caulfield North

Period - From 20/07/2022 to 19/07/2023 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 |
|---|---|-------------|--------------|
| 1 | 2/23 Manchester Gr GLEN HUNTLY 3163 | \$1,130,000 | 10/06/2023 |
| 2 | 3/1267 Glen Huntly Rd CARNEGIE 3163 | \$1,110,000 | 28/02/2023 |
| 3 | 5/182 Balaclava Rd CAULFIELD NORTH 3161 | \$1,050,000 | 11/06/2023 |

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: 20/07/2023 11:13



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
20/07/2022 - 19/07/2023: \$1,315,500

Comparable Properties



2/23 Manchester Gr GLEN HUNTLY 3163 (REI) Agent Comments

3 2 2

Price: \$1,130,000

Method: Auction Sale

Date: 10/06/2023

Property Type: Townhouse (Res)



3/1267 Glen Huntly Rd CARNEGIE 3163 (VG) Agent Comments

3 - -

Price: \$1,110,000

Method: Sale

Date: 28/02/2023

Property Type: Flat/Unit/Apartment (Res)



5/182 Balaclava Rd CAULFIELD NORTH 3161 (REI) Agent Comments

3 3 2

Price: \$1,050,000

Method: Private Sale

Date: 11/06/2023

Property Type: Townhouse (Res)

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371