



2   2   1

**Indicative Selling Price**  
\$685,000

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties

**309/56 Kambrook Rd CAULFIELD NORTH 3161** Agent Comments (VG)

-   -   -

**Price:** \$695,000  
**Method:** Sale  
**Date:** 30/04/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**14/129 Kambrook Rd CAULFIELD NORTH 3161** Agent Comments (REI)

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**Price:** \$655,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 3  
**Property Type:** Apartment



**107/187 Booran Rd CAULFIELD SOUTH 3162** Agent Comments (REI)

2   2   1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 09/05/2017  
**Rooms:** 4  
**Property Type:** Apartment

## 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 2/218-220 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)

Single price \$685,000

#### Median sale price

Median price

Unit X

Suburb Caulfield

Period - From

to

Source REIV

#### Comparable property sales

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
309/56 Kambrook Rd CAULFIELD NORTH 3161	\$695,000	30/04/2017
14/129 Kambrook Rd CAULFIELD NORTH 3161	\$655,000	13/05/2017
107/187 Booran Rd CAULFIELD SOUTH 3162	\$640,000	09/05/2017