McGrath





Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$685,000

Comparable Properties

309/56 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments

(VG)

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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

(REI)

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

Property Type: Apartment

Account - McGrath | P: 03 80801588 | F: 03 8080 1522





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Agent Comments



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	е
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Address	2/218-220 Kambrook Road, Caulfield Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$685,000
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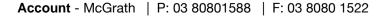
Median sale price

Median price		Unit	Х	Su	burb	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







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