

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 45-54 KAMBROOK ROAD, CAULFIELD NORTH, VICTORIA, 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
TOWNHOUSE – 3 BED, 2 BATH	\$*	Or range between	\$ 936,000		\$ 1,029,600
TOWNHOUSE – 3 BED, 2 BATH	\$*	Or range between	\$ 1,200,000		\$ 1,260,000
1 BED, 1 BATH	\$*	Or range between	\$ 422,000		\$ 464,310
2 BED, 2 BATH	\$*	Or range between	\$ 555,000		\$ 610,500
2 BED, 2 BATH	\$*	Or range between	\$ 735,000		\$ 808,500
3 BED, 2 BATH	\$*	Or range between	\$ 995,000		\$ 1,094,500

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$ 599,500

Suburb CAULFIELD NORTH

Period - From 01/03/2019 To 04/03/2020

Source REALESTATE.COM.AU

Comparable property sales (~~*Delete A or B below as applicable~~)

~~A* — These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit type or class	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

5TH MARCH 2020