

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

205/50 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,750

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2022

to

31 Jul 2023

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

104/8 GORDON GROVE MALVERN VIC 3144	\$834,999	23-Jun-23
201/8 GORDON GROVE MALVERN VIC 3144	\$834,999	23-Jun-23
39/65 STATION STREET MALVERN VIC 3144	\$655,000	16-May-23

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.

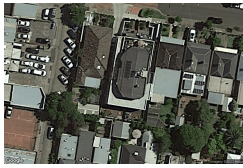
This Statement of Information was prepared on: 22 August 2023

Joanna Zhou

P 0398998989

M 0426186737

E joanna.zhou@eighthquarter.com.au



**104/8 GORDON GROVE MALVERN
VIC 3144**

Sold Price

\$834,999

Sold Date

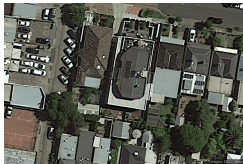
23-Jun-23

2

2

1

Distance

1.41km

**201/8 GORDON GROVE MALVERN
VIC 3144**

Sold Price

Sold Date

23-Jun-23

2

2

1

Distance

1.41km

**39/65 STATION STREET MALVERN
VIC 3144**

Sold Price

\$655,000

Sold Date

16-May-23

2

2

1

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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