

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 2/663 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Caulfield North

Period - From 28/08/2023 to 27/08/2024 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	7/19 Hawthorn Rd CAULFIELD NORTH 3161	\$582,500	14/08/2024
2	10/51 Kooyong Rd ARMADALE 3143	\$580,500	01/07/2024
3	5/11 Kooyong Rd CAULFIELD NORTH 3161	\$610,000	23/03/2024

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: 28/08/2024 13:57



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

28/08/2023 - 27/08/2024: \$660,000

Comparable Properties



7/19 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$582,500

Method: Sold Before Auction

Date: 14/08/2024

Property Type: Apartment



10/51 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$580,500

Method: Private Sale

Date: 01/07/2024

Property Type: Apartment



5/11 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$610,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400