# 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

204/681 Inkerman Road, Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$399,000

#### Median sale price

Median price	\$642,000	Pro	operty Type Unit	t	Suburb	Caulfield North
Period - From	21/02/2024	to	20/02/2025	Source	Property	/ Data

### 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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

21/02/2025 09:26









Property Type: Apartment Agent Comments Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

Indicative Selling Price \$399,000 Median Unit Price 21/02/2024 - 20/02/2025: \$642,000

# **Comparable Properties**

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.

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