

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

2/639 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/07/2020

to

30/06/2021

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	4/62 Wattletree Rd ARMADALE 3143	\$855,000	06/07/2021
2	2/378 Dandenong Rd CAULFIELD NORTH 3161	\$820,000	12/08/2021
3	5/381 Alma Rd CAULFIELD NORTH 3161	\$800,000	22/06/2021

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:

19/09/2021 18:21



2 2 1

Rooms: 4

Property Type: Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

Year ending June 2021: \$715,000

Comparable Properties



4/62 Wattletree Rd ARMADALE 3143 (REI/VG) **Agent Comments**

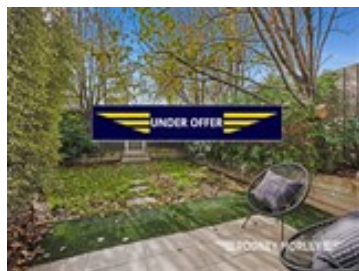
2 2 2

Price: \$855,000

Method: Private Sale

Date: 06/07/2021

Property Type: Apartment



2/378 Dandenong Rd CAULFIELD NORTH 3161 **Agent Comments (REI)**

2 2 2

Price: \$820,000

Method: Sold Before Auction

Date: 12/08/2021

Property Type: Apartment

5/381 Alma Rd CAULFIELD NORTH 3161 (VG) **Agent Comments**

2 - -

Price: \$800,000

Method: Sale

Date: 22/06/2021

Property Type: Strata Unit/Flat

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