

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 612 Inkerman Road, Caulfield North

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,600,000 or range between \$\* & \$\*

### Median sale price

Median price \$2,320,000 \*House ☒ \*Unit ☐ Suburb Caulfield North

Period - From 01/07/2017 to 30/09/2017 Source REIV

### Comparable property sales

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
15 Service Street, Caulfield North VIC 3161	\$1,905,000	30/07/2017
398 Inkerman Road, St Kilda East VIC 3183	\$1,865,000	16/07/2017
1 Raphael Street, Caulfield North VIC 3161	\$1,650,000	24/09/2017