

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

2/616 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$920,000 & \$990,000

Median sale price

Median price \$670,000 House Unit X Suburb Caulfield North

Period - From 01/10/2018 to 31/12/2018 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	30b Newlyn St CAULFIELD 3162	\$1,052,000	09/12/2018
2	2/50 Lansdowne Rd ST KILDA EAST 3183	\$1,010,000	16/12/2018
3	2 Oak Gr RIPPONLEA 3185	\$960,000	29/07/2018

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.



 3  2.5  2

Rooms:

Property Type: Unit

Land Size: 321.385 sqm approx

Agent Comments

Comparable Properties



30b Newlyn St CAULFIELD 3162 (REI)

Agent Comments

 3  2  2

Price: \$1,052,000

Method: Auction Sale

Date: 09/12/2018

Rooms: 6

Property Type: Villa



2/50 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,010,000

Method: Auction Sale

Date: 16/12/2018

Rooms: 5

Property Type: Unit

Land Size: 367 sqm approx



2 Oak Gr RIPPONLEA 3185 (REI/VG)

Agent Comments

 3  2  1

Price: \$960,000

Method: Auction Sale

Date: 29/07/2018

Rooms: -

Property Type: Townhouse (Res)