

Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

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 2/616 Inkerman Road, Caulfield North Vic 3161				
Indicative selling price	ce				
For the meaning of this p	orice see co	nsumer.vic.gov.aเ	ı/underquoting		
Range between \$920,	000	&	\$990,000		
Median sale price					
Median price \$670,00	00 H	ouse	Unit X	Suburb Caulfield North	
Period - From 01/10/2	2018 to	31/12/2018	Source R	EIV	

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.

Add	dress 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.

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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Indicative Selling Price \$920,000 - \$990,000 Median Unit Price December quarter 2018: \$670,000



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Rooms:

Property Type: Unit

Land Size: 321.385 sqm approx

Agent Comments

Comparable Properties



30b Newlyn St CAULFIELD 3162 (REI)

— 3



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Price: \$1,052,000 Method: Auction Sale Date: 09/12/2018 Rooms: 6

Property Type: Villa

Agent Comments



2/50 Lansdowne Rd ST KILDA EAST 3183

(REI/VG)

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a 3

Price: \$1,010,000 Method: Auction Sale Date: 16/12/2018 Rooms: 5

Property Type: Unit **Land Size:** 367 sqm approx

Agent Comments



2 Oak Gr RIPPONLEA 3185 (REI/VG)

-3



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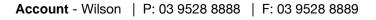
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Price: \$960,000 **Method:** Auction Sale **Date:** 29/07/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments







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