

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 4/681 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Single price - or range between \$420,000 & \$462,000

Median sale price

Median price \$680,500 Property type Unit Suburb Caulfield North

Period - From 01/07/2019 to 30/09/2019 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
1 7/349 Orrong Rd ST KILDA EAST 3183	\$440,000	26/10/2019
2 2/11 Kooyong Rd ARMADALE 3143	\$438,000	26/10/2019
3 103/402 Dandenong Rd CAULFIELD NORTH 3161	\$418,000	26/11/2019

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: 06/12/2019