

#### 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	102/688 Inkerman Road, Caulfield North Vic 3161
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$499,000

#### Median sale price

Median price	\$670,000	Hou	se	Unit	Х		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

,	and the companion property		Date of care
1	5/11 Crotonhurst Av CAULFIELD NORTH 3161	\$499,000	02/12/2018
2	9/77 Wattletree Rd ARMADALE 3143	\$496,000	01/02/2019
3	5/101-103 Orrong Cr CAULFIELD NORTH 3161	\$480,000	03/11/2018

#### 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 - Hodges | P: 03 9533 0999 | F: 03 9533 0900





Price

Date of sale

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Rooms:

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$499,000 **Median Unit Price** December guarter 2018: \$670,000

# Comparable Properties



5/11 Crotonhurst Av CAULFIELD NORTH 3161 Agent Comments

(REI/VG)

**-**2





Price: \$499,000 Method: Auction Sale Date: 02/12/2018 Rooms: 4

Property Type: Apartment Land Size: 840 sqm approx



9/77 Wattletree Rd ARMADALE 3143 (REI)

**-**2





**60** 1

Price: \$496,000 Method: Private Sale Date: 01/02/2019

Rooms: -

Property Type: Apartment



5/101-103 Orrong Cr CAULFIELD NORTH 3161 Agent Comments

(REI/VG)





Price: \$480,000

Method: Sold Before Auction

Date: 03/11/2018

Rooms: 3

**Property Type:** Apartment Land Size: 828 sqm approx

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments