

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 2/603 Inkerman Road, Caulfield North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,500,000 & \$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$725,000 *House *Unit X Suburb Caulfield North

Period - From 01/04/2018 to 30/06/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
32 Wanda Rd, Caulfield North 3161	\$1,700,000	05/08/2018
59a Murray St, Elsternwick 3185	\$1,605,000	21/10/2018
4/37-41 Milburn Gr, St Kilda East 3183	\$1,465,000	07/10/2018

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.~~