## 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

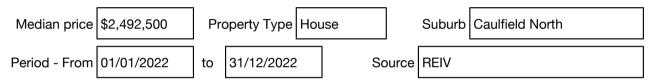
564a Inkerman Road, Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	e meaning	of this	price see	consumer.vic.	.gov.au/u	Inderquoting	
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Single price \$2,169,000

#### Median sale price



## 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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

21/02/2023 11:17









**Property Type:** Agent Comments Indicative Selling Price \$2,169,000 Median House Price Year ending December 2022: \$2,492,500

# **Comparable Properties**

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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