

# 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 2/663 Inkerman Road, Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

## Median sale price

Median price \$680,500 Property type Apartment 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
2/613 Inkerman Rd CAULFIELD NORTH 3161	\$622,000	18/08/2019
4/663 Inkerman Rd CAULFIELD NORTH 3161	\$570,000	22/07/2019
3/663 Inkerman Rd CAULFIELD NORTH 3161	\$558,000	21/07/2019

This Statement of Information was prepared on: 24/10/2019