

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 6/614 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$688,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

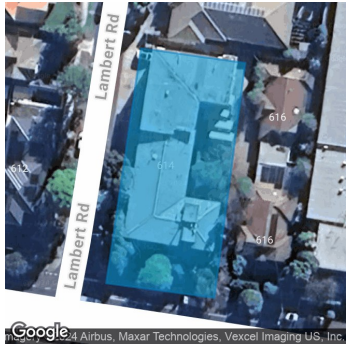
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/506 Dandenong Rd CAULFIELD NORTH 3161	\$668,000	08/12/2024
2	1/62 Hotham St ST KILDA EAST 3183	\$720,000	13/09/2024
3	3/19 Mercer Rd ARMADALE 3143	\$749,999	04/09/2024

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: 26/12/2024 07:03



3 1.5 2

Rooms: 5
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$680,000 - \$730,000
Median Unit Price
 Year ending September 2024: \$688,000

Comparable Properties



3/506 Dandenong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 1 2

Price: \$668,000
Method: Auction Sale
Date: 08/12/2024
Property Type: Apartment



1/62 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$720,000
Method: Sold Before Auction
Date: 13/09/2024
Property Type: Apartment



3/19 Mercer Rd ARMADALE 3143 (REI)

Agent Comments

3 1 1

Price: \$749,999
Method: Sold Before Auction
Date: 04/09/2024
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



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