

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

1/635 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,375,000

Property Type Townhouse

Suburb Caulfield North

Period - From 09/10/2023

to

08/10/2024

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	3/10 Princes St CAULFIELD NORTH 3161	\$1,285,000	20/09/2024
2	3/10 Hudson St CAULFIELD NORTH 3161	\$1,140,000	18/08/2024
3	4/519 Dandenong Rd ARMADALE 3143	\$1,070,000	03/05/2024

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:

09/10/2024 09:46



3 3 2

Rooms: 4
Property Type: Unit
Land Size: 842 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
09/10/2023 - 08/10/2024: \$1,375,000

Comparable Properties



3/10 Princes St CAULFIELD NORTH 3161 (REI) **Agent Comments**

3 2 2

Price: \$1,285,000
Method: Private Sale
Date: 20/09/2024
Property Type: Townhouse (Single)



3/10 Hudson St CAULFIELD NORTH 3161 (REI) **Agent Comments**

3 1 2

Price: \$1,140,000
Method: Auction Sale
Date: 18/08/2024
Property Type: Townhouse (Res)



4/519 Dandenong Rd ARMADALE 3143 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,070,000
Method: Sold Before Auction
Date: 03/05/2024
Property Type: Townhouse (Res)

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