

# 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

5/51 Khartoum street Caulfield North

## Indicative selling price

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

Single price \$ or range between \$510 000 & \$560 000

## Median sale price

Median price \$681 000 Property type apartment Suburb Caulfield North

Period - From 01/07/2019 to 30/09/2019 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 2/613 Inkerman Road Caulfield North | \$622 000 | 18/8/2019    |
| 2 4/663 Inkerman Road Caulfield North | \$570 000 | 22/7/2019    |
| 3 11/25 Kooyong road Armadale         | \$603 000 | 6/6/2019     |

This Statement of Information was prepared on: 22/10/2019