

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 4/580 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$689,000

Median sale price

Median price \$750,000 Property type Apartment Suburb Caulfield North

Period - From 01/01/2021 to 31/03/2021 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
6/345 Orrong Rd ST KILDA EAST 3183	\$682,500	30/03/2021
8/117 Westbury St ST KILDA EAST 3183	\$645,000	11/03/2021
10/154 Alma Rd ST KILDA EAST 3183	\$641,000	07/02/2021

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: 17/05/2021