

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

6/688 Inkerman Road Caulfield North VIC 3161

Indicative selling price

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

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

4/113 Eskdale Road Caulfield North VIC 3161	\$395,000	17-Jan-20
110/402 Dandenong Road Caulfield North VIC 3161	\$354,000	11-Jan-20
14/400 Dandenong Road Caulfield North VIC 3161	\$378,000	17-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 24 March 2020



**4/113 Eskdale Road Caulfield North
VIC 3161**

Sold Price

\$395,000

Sold Date

17-Jan-20



1



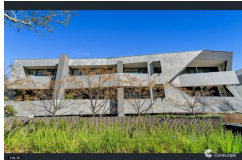
1



1

Distance

1.3km



**110/402 Dandenong Road Caulfield
North VIC 3161**

Sold Price

\$354,000

Sold Date

11-Jan-20



1



1



1

Distance

1.23km



**14/400 Dandenong Road Caulfield
North VIC 3161**

Sold Price

\$378,000

Sold Date

17-Dec-19



1



1



1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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