

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

10/686 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$520,000 & \$565,000

Median sale price

Median price \$751,000 Property Type Unit Suburb Caulfield North

Period - From 01/04/2020 to 31/03/2021 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	4/618 Inkerman Rd CAULFIELD NORTH 3161	\$598,000	14/06/2021
2	6/698 Inkerman Rd CAULFIELD NORTH 3161	\$581,500	13/03/2021
3	6/215 Alma Rd ST KILDA EAST 3183	\$600,000	12/05/2021

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:

14/07/2021 13:34

Walter Summons

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Indicative Selling Price

\$520,000 - \$565,000

Median Unit Price

Year ending March 2021: \$751,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/618 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$598,000

Method: Private Sale

Date: 14/06/2021

Property Type: Apartment



6/698 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$581,500

Method: Auction Sale

Date: 13/03/2021

Property Type: Apartment



6/215 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 12/05/2021

Property Type: Apartment