

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 1/678 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 \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,595,000 Property type Townhouse Suburb Caulfield North
Period - From 11/04/2021 to 10/04/2022 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 1/577 Inkerman Rd CAULFIELD NORTH 3161	\$1,475,000	04/03/2022
2 2/648 Inkerman Rd CAULFIELD NORTH 3161	\$1,360,000	27/02/2022
3 3/23 Narong Rd CAULFIELD NORTH 3161	\$1,283,500	06/03/2022

This Statement of Information was prepared on: 11/04/2022