

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 667c Inkerman Road, Caulfield North

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 \$1,450,000 & \$1,575,000

Median sale price

(*Delete house or unit as applicable)

Median price \$2,100,000 *House ☒ *unit ☐ Suburb
 or locality Caulfield North

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

A These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale.

1a Wanda Road, Caulfield North VIC 3161	\$1,525,000	21/05/2017
18 Cambridge Street, Caulfield North VIC 3161	\$1,450,000	19/02/2017
1/586 Inkerman Road, Caulfield North VIC 3161	\$1,525,000	19/02/2017