

# 1/750 Inkerman Road, Caulfield North



## Statement of Information

Single residential property located within or outside the Melbourne metropolitan area.

### Property offered for sale

|                                              |                                                      |
|----------------------------------------------|------------------------------------------------------|
| Address<br>Including suburb<br>and postcode. | <b>1/750 Inkerman Road, Caulfield North Vic 3161</b> |
|----------------------------------------------|------------------------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*delete single price or range as applicable)

Single Price \$  or range between \$  & \$

### Median sale price

(\*Select house or unit as applicable)

Median Price \$  \*House ☐ \*Unit ☒ Suburb or Locality   
Period – from  to  Source

### Comparable property sales

(\*Select A or B as applicable)

☒ **A\*** These are the three properties sold within two kilometres of the property for sale in the last 6months 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. 5/76a Stanhope St Malvern Vic 3144           | \$ 745,000 | 05/05/2018   |
| 2. 2/74 Hawthorne Road Caulfield North Vic 3161 | \$ 725,000 | 01/06/2018   |
| 3. 10/7 Kooyong road Caulfield North Vic 3161   | \$ 680,000 | 24/03/2018   |

OR

☐ **B\*** ☐ **Either** 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.\*

☐ **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6months.\*