

# 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 104/688 Inkerman Road, Caulfield North

## Indicative selling price

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

Single price \$510,000 or range between \$ & \$

## Median sale price

Median price \$600,000 Property type Apartment Suburb Caulfield North

Period - From 24/01/2024 to 17/03/2024 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. 204/144 Hawthorn Road, Caulfield North	\$520,000	24/01/2024
2. 4/10 Narong Rd, Caulfield North	\$503,000	17/03/2024
3. 409/2 Caulfield Blvd, Caulfield North	\$506,500	09/03/2024

This Statement of Information was prepared on: 29/04/2024