

# 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 704 Inkerman Rd, Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

## Median sale price

Median price \$1,821,500 Property type House Suburb Caulfield North

Period - From 01/04/2020 to 30/06/2020 Source REIV

## Comparable property sales

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 |
|-----------------------------------|-------------|--------------|
| 22 Hudson St CAULFIELD NORTH 3161 | \$1,850,000 | 25/06/2020   |
| 62 Park Cr CAULFIELD NORTH 3161   | \$1,821,500 | 27/06/2020   |
| 407 Dandenong Rd ARMADALE 3143    | \$2,054,000 | 13/07/2020   |

This Statement of Information was prepared on: