

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 3/694 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$572,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Caulfield North

Period - From 01/01/2020 to 31/12/2020 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	8/16 Lansdowne Rd ST KILDA EAST 3183	\$570,000	21/12/2020
2	12/327 Orrong Rd ST KILDA EAST 3183	\$568,500	12/10/2020
3	12/647 Inkerman Rd CAULFIELD NORTH 3161	\$568,000	20/12/2020

OR

~~B* 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 six months.~~

This Statement of Information was prepared on: 20/01/2021 14:44



2 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$520,000 - \$572,000
Median Unit Price
Year ending December 2020: \$730,000

Comparable Properties



8/16 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$570,000
Method: Private Sale
Date: 21/12/2020
Property Type: Apartment



12/327 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$568,500
Method: Private Sale
Date: 12/10/2020
Property Type: Apartment



12/647 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$568,000
Method: Auction Sale
Date: 20/12/2020
Property Type: Apartment