

Indicative Selling Price

\$480,000 - \$528,000

Median House Price

June quarter 2017: \$2,100,000



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



1/13 Narong Rd CAULFIELD NORTH 3161 (VG) Agent Comments



Price: \$520,000
Method: Sale
Date: 25/02/2017
Rooms: -
Property Type: Strata Unit/Flat



11/101-103 Orrong Cr CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$517,000
Method: Auction Sale
Date: 08/05/2017
Rooms: 3
Property Type: Apartment

7/56 Kambrook Rd CAULFIELD NORTH 3161 (VG) Agent Comments



Price: \$490,000
Method: Sale
Date: 25/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

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

1/658 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$480,000

 &

\$528,000

Median sale price

Median price

\$2,100,000

 House

X

 Suburb

Caulfield North

Period - From

01/04/2017

 to

30/06/2017

 Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/13 Narong Rd CAULFIELD NORTH 3161	\$520,000	25/02/2017
11/101-103 Orrong Cr CAULFIELD NORTH 3161	\$517,000	08/05/2017
7/56 Kambrook Rd CAULFIELD NORTH 3161	\$490,000	25/03/2017