

## 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 102/688 Inkerman Road, 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)

Single price \$499,000

#### Median sale price

Median price \$670,000 House Unit X Suburb Caulfield North

Period - From 01/10/2018 to 31/12/2018 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	5/11 Crotonhurst Av CAULFIELD NORTH 3161	\$499,000	02/12/2018
2	9/77 Wattletree Rd ARMADALE 3143	\$496,000	01/02/2019
3	5/101-103 Orrong Cr CAULFIELD NORTH 3161	\$480,000	03/11/2018

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.



2   1   1

**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$499,000  
**Median Unit Price**  
 December quarter 2018: \$670,000

## Comparable Properties



**5/11 Crotonhurst Av CAULFIELD NORTH 3161**   [Agent Comments](#)  
 (REI/VG)

2   1   1

**Price:** \$499,000  
**Method:** Auction Sale  
**Date:** 02/12/2018  
**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 840 sqm approx



**9/77 Wattletree Rd ARMADALE 3143 (REI)**   [Agent Comments](#)

2   1   1

**Price:** \$496,000  
**Method:** Private Sale  
**Date:** 01/02/2019  
**Rooms:** -  
**Property Type:** Apartment



**5/101-103 Orrong Cr CAULFIELD NORTH 3161**   [Agent Comments](#)  
 (REI/VG)

2   1   1

**Price:** \$480,000  
**Method:** Sold Before Auction  
**Date:** 03/11/2018  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 828 sqm approx