

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: 1/578 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Single price: \$1,300,000

Median sale price

Median price: \$671,250 House: [] Unit: X Suburb: Caulfield North
 Period - From: 01/07/2017 to: 30/09/2017 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	1/656 Inkerman Rd CAULFIELD NORTH 3161	\$1,448,000	23/07/2017
2	12a Lambert Rd CAULFIELD NORTH 3161	\$1,415,000	06/08/2017
3	5/1a Carnarvon Rd CAULFIELD NORTH 3161	\$1,325,000	13/05/2017

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.

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Indicative Selling Price
\$1,300,000

Median Unit Price
September quarter 2017: \$671,250



3 -

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



1/656 Inkerman Rd CAULFIELD NORTH 3161 [Agent Comments](#)
(REI)

3 2 2

Price: \$1,448,000
Method: Auction Sale
Date: 23/07/2017
Rooms: 6
Property Type: Apartment



12a Lambert Rd CAULFIELD NORTH 3161 [Agent Comments](#)
(REI)

3 2 2

Price: \$1,415,000
Method: Auction Sale
Date: 06/08/2017
Rooms: 7
Property Type: Townhouse (Res)



5/1a Carnarvon Rd CAULFIELD NORTH 3161 [Agent Comments](#)
(REI/VG)

3 2 2

Price: \$1,325,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 5
Property Type: Townhouse (Res)