

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 1/639 Inkerman Road, Caulfield North 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$695,000 & \$760,000

Median sale price

Median price \$530,000 Property type Apartment Suburb Caulfield North

Period - From 01/03/2023 to 30/06/2023 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
11/544 Orrong Road Armadale 3143	\$785,000	27/04/2023
4/6 Wando Grove St Kilda East 3183	\$765,000	06/08/2023
3/130 Hotham Street St Kilda East	\$760,000	25/05/2023

This Statement of Information was prepared on: 08/09/2023