

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

17/594 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Caulfield North

Period - From 02/08/2022 to 01/08/2023 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	4/3 Halstead St CAULFIELD NORTH 3161	\$600,000	27/07/2023
2	9/2 Edith St CAULFIELD NORTH 3161	\$560,000	27/07/2023
3	11/618 Inkerman Rd CAULFIELD NORTH 3161	\$545,000	30/07/2023

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: 02/08/2023 11:27



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

02/08/2022 - 01/08/2023: \$600,000

Comparable Properties



4/3 Halstead St CAULFIELD NORTH 3161 (REI) Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 27/07/2023

Property Type: Apartment



9/2 Edith St CAULFIELD NORTH 3161 (REI) Agent Comments

2 1 1

Price: \$560,000

Method: Sold Before Auction

Date: 27/07/2023

Property Type: Apartment



11/618 Inkerman Rd CAULFIELD NORTH 3161 (REI) Agent Comments

2 1 1

Price: \$545,000

Method: Auction Sale

Date: 30/07/2023

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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