

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 732 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$1,600,000

Median sale price

Median price \$1,775,000 House Unit Suburb Caulfield North

Period - From 01/04/2018 to 30/06/2018 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	22 Gladstone Av ARMADALE 3143	\$1,620,000	01/07/2018
2	17 Arthur St CAULFIELD NORTH 3161	\$1,545,000	03/03/2018
3	2a Paxton St MALVERN EAST 3145	\$1,330,000	19/05/2018

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.



Rooms:
Property Type: House
Land Size: 294.091 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000
Median House Price
 June quarter 2018: \$1,775,000

Comparable Properties



22 Gladstone Av ARMADALE 3143 (REI)

Agent Comments



Price: \$1,620,000
Method: Private Sale
Date: 01/07/2018
Rooms: -
Property Type: House



17 Arthur St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,545,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 5
Property Type: House - Semi-detached
Land Size: 275 sqm approx



2a Paxton St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,330,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 351 sqm approx