Statement of Information

# 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 | 710 Inkerman Road, Caulfield North Vic 3161 |

## Indicative selling price

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

Range between $2,600,000 & $2,800,000

## Median sale price

Median price $2,320,000 Property type House Suburb Caulfield North

Period - From 01/04/2024 to 30/06/2024 Source REIV

## Comparable property sales

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 42 Malvern Gr CAULFIELD NORTH 3161 | $2,925,000 | 07/09/2024 |
| 588 Inkerman Rd CAULFIELD NORTH 3161 | $2,750,000 | 05/06/2024 |

**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: 08/10/2024