



## 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 201/241 Balaclava Road, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$703,000 House Unit X Suburb Caulfield North

Period - From 01/04/2018 to 31/03/2019 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	208/1 Wilks St CAULFIELD NORTH 3161	\$610,500	31/03/2019
2	2/240 Wattletree Rd MALVERN 3144	\$610,000	27/04/2019
3	2/1044 Glen Huntly Rd CAULFIELD SOUTH 3162	\$557,000	18/02/2019

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:  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
Year ending March 2019: \$703,000

## Comparable Properties



**208/1 Wilks St CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$610,500  
**Method:** Auction Sale  
**Date:** 31/03/2019  
**Rooms:** 4  
**Property Type:** Apartment



**2/240 Wattleree Rd MALVERN 3144 (REI)**

Agent Comments



**Price:** \$610,000  
**Method:** Auction Sale  
**Date:** 27/04/2019  
**Rooms:** 3  
**Property Type:** Apartment



**2/1044 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments



**Price:** \$557,000  
**Method:** Private Sale  
**Date:** 18/02/2019  
**Rooms:** -  
**Property Type:** Apartment