

Statement of Information

Single residential property located in the Melbourne metropolitan area

				AF of	of the Estate Agents Act 1980						
Property offer	ed for s	sale									
Address Including suburb and postcode		103/132 Balaclava Road, Caulfield North Vic 3161									
Indicative selling price											
For the meaning	of this p	orice see	cons	sumer.vic	.gov.a	u/unde	rquoting				
Range betweer	\$365,	000		&		\$400,000					
Median sale price											
Median price	\$566,500		Hou	House		Unit	Х		Suburb	Caulfield North	
Period - From	01/01/2	019	to	31/03/20) 19		Source	REIV	1		
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											
2											

OR

3

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.

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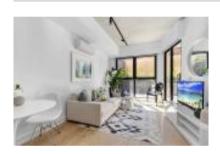




Agent Comments

Indicative Selling Price \$365,000 - \$400,000 Median Unit Price March quarter 2019: \$566,500

Comparable Properties



G04/5 Hotham St ST KILDA EAST 3183 (REI/VG)

=|1 **=**|1 **=**|

Price: \$431,000 Method: Private Sale Date: 04/04/2019

Rooms: -

Property Type: Apartment

Agent Comments

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