

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

101/175 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$395,000 & \$434,500

Median sale price*

Median price Property Type Suburb

Period - From to Source

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	201/20 Hawthorn Rd CAULFIELD NORTH 3161	\$455,000	04/01/2024
2	111/50 Kambrook Rd CAULFIELD NORTH 3161	\$445,000	16/01/2024
3	4/17 Masters St CAULFIELD 3162	\$430,000	14/04/2024

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: 29/05/2024 12:03

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



201/20 Hawthorn Rd CAULFIELD NORTH 3161 (VG) Agent Comments



Price: \$455,000

Method: Sale

Date: 04/01/2024

Property Type: Strata Unit/Flat



111/50 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$445,000

Method: Private Sale

Date: 16/01/2024

Property Type: Apartment



4/17 Masters St CAULFIELD 3162 (REI) Agent Comments



Price: \$430,000

Method: Private Sale

Date: 14/04/2024

Property Type: Apartment