

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

201/175 BALACLAVA ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

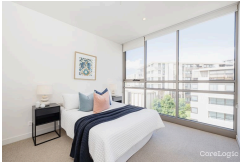
Date of sale

502/15 BOND STREET CAULFIELD NORTH VIC 3161	\$600,000	13-Mar-24
804B/10 STATION STREET CAULFIELD NORTH VIC 3161	\$550,000	21-Feb-24
3/56 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$570,000	07-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 07 May 2024



502/15 BOND STREET CAULFIELD NORTH VIC 3161

 2  2  1

Sold Price **\$600,000** Sold Date **13-Mar-24**

Distance **1.37km**

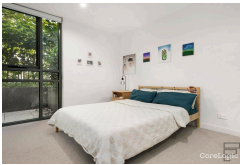


804B/10 STATION STREET CAULFIELD NORTH VIC 3161

 2  2  -

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **21-Feb-24**

Distance **1.48km**



3/56 KAMBROOK ROAD CAULFIELD NORTH VIC 3161

 2  2  -

Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **07-Apr-24**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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