

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 G07/157 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$652,500 Property Type Unit Suburb Caulfield North

Period - From 06/06/2023 to 05/06/2024 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	3/22 Kooyong Rd CAULFIELD NORTH 3161	\$725,000	22/02/2024
2	202/138 Glen Eira Rd ELSTERNWICK 3185	\$691,500	01/02/2024
3	106/92 Hawthorn Rd CAULFIELD NORTH 3161	\$665,000	29/02/2024

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: 06/06/2024 14:45

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 06/06/2023 - 05/06/2024: \$652,500

Comparable Properties



3/22 Kooyong Rd CAULFIELD NORTH 3161
 (REI/VG)

Agent Comments

2 2 1

Price: \$725,000
Method: Sold Before Auction
Date: 22/02/2024
Property Type: Apartment



202/138 Glen Eira Rd ELSTERNWICK 3185
 (REI/VG)

Agent Comments

2 2 1

Price: \$691,500
Method: Private Sale
Date: 01/02/2024
Property Type: Apartment



106/92 Hawthorn Rd CAULFIELD NORTH 3161
 (REI/VG)

Agent Comments

2 2 1

Price: \$665,000
Method: Sold Before Auction
Date: 29/02/2024
Property Type: Apartment

Account - RT Edgar



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