

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	4/363 Balaclava Road, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$570,000

Median sale price

Median price	\$725,000	Hou	ıse	Unit	Х	Suburb	Caulfield North
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

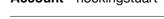
Comparable property sales (*Delete A or B below as applicable)

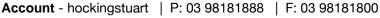
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

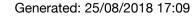
Ad	dress of comparable property	Price	Date of sale
1	4/40 Rosstown Rd CARNEGIE 3163	\$555,000	14/04/2018
2	1a/212 Kambrook Rd CAULFIELD 3162	\$570,000	21/07/2018
3	5/18 Roselea St CAULFIELD SOUTH 3162	\$580,000	28/04/2018

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.













Indicative Selling Price

June quarter 2018: \$725,000

Median Unit Price

\$570,000









Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Located in a superbly convenient location, close to transport, shopping and Monash University, this is a spacious 2-bed apartment with a leafy-green outlook in a well maintained solid brick complex, offering outstanding appeal to first home buyers and savvy investors alike.

Comparable Properties



4/40 Rosstown Rd CARNEGIE 3163 (REI)





Price: \$555,000 Method: Auction Sale Date: 14/04/2018

Rooms: -

Property Type: Apartment

1a/212 Kambrook Rd CAULFIELD 3162 (REI)







Agent Comments

Agent Comments



Property Type: Flat



5/18 Roselea St CAULFIELD SOUTH 3162

(REI/VG) **└──** 2



Price: \$580.000 Method: Auction Sale Date: 28/04/2018

Rooms: 3

Property Type: Apartment

Account - hockingstuart | P: 03 98181888 | F: 03 98181800





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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