

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 4/363 Balaclava Road, Caulfield North Vic 3161

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 House Unit X 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.

	Address 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.



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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.

Indicative Selling Price

\$570,000

Median Unit Price

June quarter 2018: \$725,000

Comparable Properties

**4/40 Rosstown Rd CARNEGIE 3163 (REI)****Agent Comments**

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Price: \$555,000**Method:** Auction Sale**Date:** 14/04/2018**Rooms:** -**Property Type:** Apartment**1a/212 Kambrook Rd CAULFIELD 3162 (REI)****Agent Comments**

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Price: \$570,000**Method:** Auction Sale**Date:** 21/07/2018**Rooms:** -**Property Type:** Flat**5/18 Roselea St CAULFIELD SOUTH 3162 (REI/VG)****Agent Comments**

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Price: \$580,000**Method:** Auction Sale**Date:** 28/04/2018**Rooms:** 3**Property Type:** Apartment