

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 5/271 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$585,000 & \$642,500

Median sale price

Median price \$686,000 Property type Unit Suburb Caulfield North

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales

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
8/41 Narong Road, Caulfield North	\$627,500	06/03/2022
2/16 Payne Street, Caulfield North	\$650,000	14/01/2022
2/11 Kooyong Road, Caulfield North	\$686,999	12/12/2021

This Statement of Information was prepared on: 6 April 2022