

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 166 Balaclava Road, Caulfield North VIC 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,250,000 & \$1,375,000

## Median sale price

Median price \$2,146,000 Property type House Suburb Caulfield North

Period - From 01/10/2020 to 31/12/2020 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
10 Cobden Street, Caulfield North VIC 3161	\$1,450,000	08/12/2020
43 Crimea Street, Caulfield North VIC 3161	\$1,352,500	29/10/2020
356 Balaclava Road, Caulfield North VIC 3161	\$1,150,000	19/12/2020

This Statement of Information was prepared on: 01/02/2021