

# 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 2/182 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  &

## Median sale price

Median price  Property type  Suburb

Period - From  to  Source

## Comparable property sales

**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
12 Wando Gr ST KILDA EAST 3183	\$1,220,000	21/2/2021
2/54 Teak St CAULFIELD SOUTH 3162	\$1,200,000	19/2/2021
3/11-15 Roselea St CAULFIELD SOUTH 3162	\$1,250,000	11/11/2020

## 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: