

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 104/241 Balaclava Road, Caulfield North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$560,000 & \$610,000

Median sale price

Median price \$749,500 Property type Apartment Suburb Caulfield North
Period - From 01/04/2024 to 30/06/2024 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
12/378 Dandenong Road, Caulfield North	\$562,500	06/06/2024
G03/460 Dandenong Road, Caulfield North	\$600,000	25/08/2024
7/19 Hawthorn Road, Caulfield North	\$582,500	14/08/2024

This Statement of Information was prepared on: 28/08/2024