

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

103/337 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$643,000 Property Type Unit Suburb Caulfield North

Period - From 01/07/2023 to 30/09/2023 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	507/10 Station St CAULFIELD NORTH 3161	\$600,000	25/09/2023
2	6/556 Dandenong Rd CAULFIELD NORTH 3161	\$600,000	20/06/2023
3	8/40 Northcote Av CAULFIELD NORTH 3161	\$580,000	22/11/2023

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:

07/12/2023 12:47



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

September quarter 2023: \$643,000

Comparable Properties



507/10 Station St CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 25/09/2023

Property Type: Unit



6/556 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 20/06/2023

Property Type: Apartment



8/40 Northcote Av CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  1

Price: \$580,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000