

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

8/271 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$751,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/04/2020

to

31/03/2021

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	4/618 Inkerman Rd CAULFIELD NORTH 3161	\$598,000	14/06/2021
2	202/688 Inkerman Rd CAULFIELD NORTH 3161	\$580,000	05/05/2021
3	8/50a Wattletree Rd ARMADALE 3143	\$585,000	01/05/2021

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:

21/06/2021 10:10



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2021: \$751,000

Comparable Properties



4/618 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$598,000
Method: Private Sale
Date: 14/06/2021
Property Type: Apartment



202/688 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 05/05/2021
Rooms: 3
Property Type: Apartment



8/50a Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$585,000
Method: Sold Before Auction
Date: 01/05/2021
Property Type: Apartment