

Statement of Information

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 347 Balaclava Road, Caulfield North, VIC 3161

Indicative selling price

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

Single price \$1,150,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$2,100,000

*House

x

*Unit

Suburb

Caulfield North

Period - From 01/07/2018

to

30/07/2018

Source

realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

- 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.