

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

3/124 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/04/2019

to

31/03/2020

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	7/51 Khartoum St CAULFIELD NORTH 3161	\$730,000	16/03/2020
2	7/9 Kooyong Rd CAULFIELD NORTH 3161	\$727,000	14/03/2020
3	8/105-107 Murray St CAULFIELD 3162	\$680,000	10/05/2020

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:

07/07/2020 11:23

3/124 Balaclava Road, Caulfield North Vic 3161

Jason Isaacs

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Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending March 2020: \$715,000



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



7/51 Khartoum St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000

Method: Sold Before Auction

Date: 16/03/2020

Rooms: 3

Property Type: Apartment



7/9 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$727,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment

8/105-107 Murray St CAULFIELD 3162 (VG)

Agent Comments

2 - -

Price: \$680,000

Method: Sale

Date: 10/05/2020

Property Type: Strata Unit/Flat

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018