

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

9/363-365 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

3/363-365 Balaclava Road Caulfield North VIC 3161	\$587,000	05-Mar-21
5/9 Marriott Street Caulfield VIC 3162	\$567,500	02-Jul-20
10/23-25 Warley Road Malvern East VIC 3145	\$540,000	18-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 19 March 2021

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3/363-365 Balaclava Road Caulfield North VIC 3161

2 1 1

^{RS} **\$587,000** Sold Date **05-Mar-21**

Distance -



5/9 Marriott Street Caulfield VIC 3162

2 1 1

Sold Price

\$567,500

Sold Date **02-Jul-20**

Distance **1.16km**



10/23-25 Warley Road Malvern East VIC 3145

2 1 1

Sold Price

\$540,000

Sold Date **18-Oct-20**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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