## 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

7/363-365 Balaclava Road, Caulfield North Vic 3161

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$580,000	&	\$630,000					
Median sale price*								
Median price		Property Type		Suburb	Caulfield North			
Period - From	t	to	Source					

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	104/241 Balaclava Rd CAULFIELD NORTH 3161	\$610,000	18/10/2024
2	7/1015 Glen Huntly Rd CAULFIELD 3162	\$591,000	06/10/2024
3	7/19 Hawthorn Rd CAULFIELD NORTH 3161	\$582,500	14/08/2024

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:

21/10/2024 12:22

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$580,000 - \$630,000 No median price available

# **Comparable Properties**



104/241 Balaclava Rd CAULFIELD NORTH 3161 (REI)



Price: \$610,000 Method: Sold Before Auction Date: 18/10/2024 Property Type: Apartment Agent Comments



7/1015 Glen Huntly Rd CAULFIELD 3162 (REI) Agent Comments



Price: \$591,000 Method: Auction Sale Date: 06/10/2024 Property Type: Apartment



7/19 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)



Price: \$582,500 Method: Sold Before Auction Date: 14/08/2024 Property Type: Apartment Agent Comments

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propertydata

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