
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 269a Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$670,000 *House ☐ *Unit ☒ Suburb Caulfield North

Period - From 01/10/2018 to 31/12/2018 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2b Ripley Gr CAULFIELD NORTH 3161	\$1,850,000	24/03/2019
397a Glen Eira Rd CAULFIELD NORTH 3161	\$1,700,000	22/11/2018
2/603 Inkerman Rd CAULFIELD NORTH 3161	\$1,522,000	25/11/2018