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

4/273 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$2,038,000	Pro	operty Type	Hou	se		Suburb	Caulfield North	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4/60 Eskdale Rd CAULFIELD NORTH 3161	\$1,000,000	17/10/2024
2	18 Olive St CAULFIELD SOUTH 3162	\$1,100,000	06/10/2024
3	310/50 Kambrook Rd CAULFIELD NORTH 3161	\$1,025,000	08/09/2024

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:

29/10/2024 10:04







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Property Type: Townhouse (Res) Agent Comments Mark Williams 03 9509 0411 0417 189 377 mark.williams@belleproperty.com

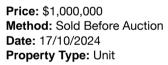
Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2024: \$2,038,000

Comparable Properties





4/60 Eskdale Rd CAULFIELD NORTH 3161 (REI) 3 4 1 2



18 Olive St CAULFIELD SOUTH 3162 (REI)

Agent Comments

Agent Comments



Price: \$1,100,000 Method: Auction Sale Date: 06/10/2024 Property Type: House (Res)



310/50 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments (REI/VG)



Price: \$1,025,000 Method: Sold Before Auction Date: 08/09/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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