

## 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

101/132 Balaclava Road, Caulfield North Vic 3161

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$395,000

#### Median sale price

Median price \$725,000 House Unit X Suburb Caulfield North

Period - From 01/04/2018 to 30/06/2018 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	402/138 Glen Eira Rd ELSTERNWICK 3185	\$420,000	04/07/2018
2	G02/687 Glen Huntly Rd CAULFIELD 3162	\$370,000	13/04/2018
3	8/472 Dandenong Rd CAULFIELD NORTH 3161	\$360,000	12/05/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$360,000 - \$395,000

**Median Unit Price**

June quarter 2018: \$725,000

## Comparable Properties

**402/138 Glen Eira Rd ELSTERNWICK 3185**  
(REI/VG)

Agent Comments

**Price:** \$420,000**Method:** Private Sale**Date:** 04/07/2018**Rooms:** 2**Property Type:** Apartment**G02/687 Glen Huntly Rd CAULFIELD 3162**  
(REI)

Agent Comments

**Price:** \$370,000**Method:** Private Sale**Date:** 13/04/2018**Rooms:** 3**Property Type:** Apartment**8/472 Dandenong Rd CAULFIELD NORTH 3161**  
(REI/VG)

Agent Comments

**Price:** \$360,000**Method:** Auction Sale**Date:** 12/05/2018**Rooms:** -**Property Type:** Apartment