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

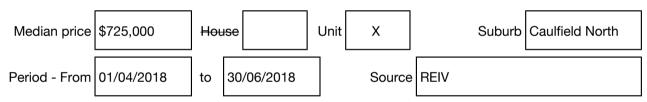
5 101/132 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

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

Median sale price



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.

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





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) Image: 1 Image: 1	Agent Comments
G02/687 Glen Huntly Rd CAULFIELD 3162 (REI) 1 1 1 1 1 1 1 Price: \$370,000 Method: Private Sale Date: 13/04/2018 Rooms: 3 Property Type: Apartment	Agent Comments
8/472 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG) 1 1 1 1 1 1 1 Price: \$360,000 Method: Auction Sale Date: 12/05/2018 Rooms: - Property Type: Apartment	Agent Comments

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