

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 5/182 Balaclava Road, Caulfield North VIC 3161

Indicative selling price

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

Single price \$ or range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,320,000 Property type Townhouse Suburb Caulfield North

Period - From 11/04/2022 to 10/04/2023 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10/3 Wilks St CAULFIELD NORTH 3161	\$1,281,000	02/04/2023
2/50 Balaclava Road, ST KILDA EAST 3183	\$1,050,000	13/02/2023
3/81-85 Orrong Cr CAULFIELD NORTH 3161	\$1,100,000	17/01/2023

This Statement of Information was prepared on: 24/05/2023