

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 7/132 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$469,000

Median sale price

Median price \$751,000

Property Type Unit

Suburb Caulfield North

Period - From 01/04/2020

to 31/03/2021

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	5/8 Station St CAULFIELD NORTH 3161	\$485,000	14/02/2021
2	112/155-157 Balaclava Rd CAULFIELD NORTH 3161	\$470,000	28/01/2021
3	3/19 Hawthorn Rd CAULFIELD NORTH 3161	\$463,000	04/03/2021

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:

24/05/2021 12:47

7/132 Balaclava Road, Caulfield North Vic 3161



James Burne

9520 9020

0434 288 066

jburne@biggin Scott.com.au

Indicative Selling Price

\$469,000

Median Unit Price

Year ending March 2021: \$751,000



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties

5/8 Station St CAULFIELD NORTH 3161 (VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$485,000

Method: Sale

Date: 14/02/2021

Property Type: Strata Unit/Flat

112/155-157 Balaclava Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$470,000

Method: Sale

Date: 28/01/2021

Property Type: Strata Unit/Flat



3/19 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$463,000

Method: Sale

Date: 04/03/2021

Property Type: Strata Unit/Flat

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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.