

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

1/273 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$790,000

&

\$869,000

Median sale price

Median price \$671,250

House

Unit

X

Suburb

Caulfield North

Period - From 01/07/2017

to

30/09/2017

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	3/17 Marlborough St CAULFIELD NORTH 3161	\$780,000	03/07/2017
2	2/15-17 Booran Rd CAULFIELD SOUTH	\$815,000	24/06/2017
3	1/61a Horace St MALVERN 3144	\$895,000	16/09/2017

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: Retirement Village
Individual Flat/Unit

[Agent Comments](#)

Indicative Selling Price

\$790,000 - \$869,000

Median Unit Price

September quarter 2017: \$671,250

Comparable Properties



3/17 Marlborough St CAULFIELD NORTH 3161 (REI/VG) [Agent Comments](#)



Price: \$780,000

Method: Sold After Auction

Date: 03/07/2017

Rooms: 4

Property Type: Unit



2/15-17 Booran Rd CAULFIELD SOUTH (REI) [Agent Comments](#)



Price: \$815,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 3

Property Type: Unit



1/61a Horace St MALVERN 3144 (REI) [Agent Comments](#)



Price: \$895,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 4

Property Type: Apartment