

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 106/132 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$395,000 & \$434,000

Median sale price*

Median price Property Type Suburb Caulfield North

Period - From to Source

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	G08/5-7 Hotham St ST KILDA EAST 3183	\$431,000	24/10/2024
2	305/100 Hawthorn Rd CAULFIELD NORTH 3161	\$430,000	13/10/2024
3	20/53 Balaclava Rd ST KILDA EAST 3183	\$430,000	30/09/2024

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: 18/11/2024 15:00

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Property Type:
Agent Comments

Indicative Selling Price
\$395,000 - \$434,000
No median price available

Comparable Properties



G08/5-7 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$431,000
Method: Private Sale
Date: 24/10/2024
Property Type: Apartment



305/100 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

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Price: \$430,000
Method: Auction Sale
Date: 13/10/2024
Property Type: Apartment



20/53 Balaclava Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$430,000
Method: Private Sale
Date: 30/09/2024
Property Type: Apartment

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