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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 1/145 Balaclava Road, Caulfield North VIC 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$900,000 & \$990,000

## Median sale price

Median price \$566,500 \*House \*Unit X Suburb Caulfield North

Period - From 01/01/2019 to 31/03/2019 Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

| Address of comparable property              | Price       | Date of sale |
|---------------------------------------------|-------------|--------------|
| 2/26 Narong Road, Caulfield North VIC 3161  | \$1,062,000 | 24/02/2019   |
| 7/14-18 Anderson Street, Caulfield VIC 3162 | \$1,046,000 | 31/03/2019   |
| 1/158 Bambra Road, Caulfield VIC 3162       | \$887,000   | 30/03/2019   |