

# 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

4/359 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)

Range between

\$250,000

&

\$275,000

### Median sale price

Median price

\$709,650

Property Type

Unit

Suburb

Caulfield North

Period - From

01/10/2019

to

30/09/2020

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	5/9 Hudson St CAULFIELD NORTH 3161	\$270,000	21/10/2020
2			
3			

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:

02/12/2020 09:10

4/359 Balaclava Road, Caulfield North Vic 3161



James Burne

9520 9020

0434 288 066

jburne@biggin Scott.com.au

**Indicative Selling Price**

\$250,000 - \$275,000

**Median Unit Price**

Year ending September 2020: \$709,650



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/9 Hudson St CAULFIELD NORTH 3161 (REI)** Agent Comments

1 1 1

**Price:** \$270,000

**Method:** Private Sale

**Date:** 21/10/2020

**Property Type:** Apartment

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.

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.