

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 6/138-144 Balaclava Rd, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$802,500 Property type Apartment Suburb Caulfield North

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
102/70 Howitt Rd CAULFIELD NORTH 3161	\$1,520,000	10/10/2023
104/150 Hotham St ST KILDA EAST 3183	\$1,430,000	05/11/2023

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: 27/02/2024