

RT Edgar

STATEMENT OF INFORMATION

29 May 2018

Property offered for sale

(Address, including suburb and postcode – delete this sentence)

110/157 Balaclava Road, Caulfield North VIC 3161

Indicative selling price

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

Single price \$495,000

Median sale price

Median price	\$685,500	House	Unit	X	Suburb	Caulfield North
Period - From	01/01/2018	to	31/03/2018	Source	REIV	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Caulfield) estate agent and (Rowan Bustin) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 8/19 Cardigan Street, St Kilda East 3183	\$475,000	06/03/2018
2 8/305 Carlisle Street, St Kilda East 3183	\$473,000	14/04/2018
3 203/160 Hotham Street, St Kilda East 3183	\$430,000	25/03/2018