Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale								
Address Including suburb and postcode	106/132 Balaclava Road, Caulfield North Vic 3161							
Indicative selling price	ce							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$375,	&	\$	412,50	0				
Median sale price*								
Median price		Property Type				Subu	caulfield N	lorth
Period - From	to	o		Sc	ource			
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
1 805/2 Caulfield Blvd CAULFIELD NORTH 3161							\$398,000	14/12/2024
2 2/45 Alexandra St ST KILDA EAST 3183							\$410,000	06/11/2024
3 5/19 Hawthorn Rd CAULFIELD NORTH 3161							\$405,000	26/09/2024
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: 31/01/2025 11:11								
* When this Statement of Information was prepared, publicly available information providing median sale								



^{*} 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.







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$375,000 - \$412,500 No median price available

Comparable Properties

805/2 Caulfield Blvd CAULFIELD NORTH 3161 (VG)





Agent Comments

Price: \$398,000 Method: Sale Date: 14/12/2024

Property Type: Strata Unit/Flat



2/45 Alexandra St ST KILDA EAST 3183 (REI/VG)





Agent Comments

Price: \$410,000 Method: Private Sale Date: 06/11/2024 Property Type: Unit

Land Size: 711 sqm approx







5/19 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Price: \$405,000

Method: Sold Before Auction

Date: 26/09/2024

Property Type: Apartment

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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