

# 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

101/175 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

\$425,000

### Median sale price\*

Median price

Property Type

Suburb

Caulfield North

Period - From

to

Source

### 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	104/8 Station St CAULFIELD NORTH 3161	\$420,500	03/05/2024
2	4/17 Masters St CAULFIELD 3162	\$430,000	14/04/2024
3	2/10 Dean Av ST KILDA EAST 3183	\$425,000	01/04/2024

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:

22/08/2024 09:57

\* 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

## Comparable Properties

**104/8 Station St CAULFIELD NORTH 3161 (VG)** Agent Comments



**Price:** \$420,500

**Method:** Sale

**Date:** 03/05/2024

**Property Type:** Strata Unit/Flat



**4/17 Masters St CAULFIELD 3162 (REI/VG)** Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 14/04/2024

**Property Type:** Apartment

**2/10 Dean Av ST KILDA EAST 3183 (VG)** Agent Comments



**Price:** \$425,000

**Method:** Sale

**Date:** 01/04/2024

**Property Type:** Strata Unit/Flat