

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 5/132 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$669,500 House Unit X Suburb Caulfield North

Period - From 01/07/2017 to 30/06/2018 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	8/20 Victoria St ELSTERNWICK 3185	\$615,000	02/06/2018
2	2/82 Hotham St ST KILDA EAST 3183	\$602,000	16/12/2017
3	106/20 Hawthorn Rd CAULFIELD NORTH 3161	\$565,000	28/02/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$599,000

Median Unit Price
Year ending June 2018: \$669,500

Comparable Properties



8/20 Victoria St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$615,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: Apartment



2/82 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$602,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: Apartment



106/20 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 28/02/2018
Rooms: -
Property Type: Apartment