

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 4/237 Balaclava Road, Caulfield North VIC 3161

Indicative selling price

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

Single price \$ or range between \$880,000 & \$968,000

Median sale price

Median price \$566,500 Property type Unit Suburb Caulfield North

Period - From 01/01/2019 to 31/03/2019 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 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
2/616 Inkerman Rd CAULFIELD NORTH 3161	\$1,050,000	22/02/19
2/21 Heatherbrae Av CAULFIELD 3162	\$1,035,000	14/04/19
1/193 Bamba Rd CAULFIELD SOUTH 3162	\$930,000	03/03/19

This Statement of Information was prepared on: 26/08/2019