

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 141 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,710,000 House Unit Suburb Caulfield North

Period - From 01/10/2018 to 31/12/2018 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	399 Dandenong Rd ARMADALE 3143	\$1,550,000	15/09/2018
2	1a Murray St ELSTERNWICK 3185	\$1,541,000	18/10/2018
3	17 Lansdowne Rd ST KILDA EAST 3183	\$1,500,000	21/08/2018

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: House (Previously Occupied - Detached)

Land Size: 561 sqm approx

[Agent Comments](#)

Comparable Properties



399 Dandenong Rd ARMADALE 3143 (REI/VG) [Agent Comments](#)



Price: \$1,550,000

Method: Private Sale

Date: 15/09/2018

Rooms: -

Property Type: House

Land Size: 513 sqm approx

1a Murray St ELSTERNWICK 3185 (REI/VG) [Agent Comments](#)



Price: \$1,541,000

Method: Sold Before Auction

Date: 18/10/2018

Rooms: -

Property Type: House - Semi-detached

Land Size: 388 sqm approx



17 Lansdowne Rd ST KILDA EAST 3183 (REI/VG) [Agent Comments](#)



Price: \$1,500,000

Method: Private Sale

Date: 21/08/2018

Rooms: -

Property Type: House

Land Size: 507 sqm approx