

# 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

1/138 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)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb Caulfield North

Period - From 10/02/2019

to

09/02/2020

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	2/102 Balaclava Rd CAULFIELD NORTH 3161	\$1,515,000	19/11/2019
2			
3			

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:

10/02/2020 13:06

1/138 Balaclava Road, Caulfield North Vic 3161



Rochelle Butt  
0395259222  
0412707033

rochelle@rodneymorley.com.au

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median Unit Price**

10/02/2019 - 09/02/2020: \$630,000



2 2 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties

2/102 Balaclava Rd CAULFIELD NORTH 3161  
(VG)

Agent Comments

2 - -

**Price:** \$1,515,000

**Method:** Sale

**Date:** 19/11/2019

**Property Type:** Strata Unit/Flat

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.

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.