

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

104/241 Balaclava Road, Caulfield North Vic 3161
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Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/07/2022

to

30/06/2023

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	101/677 Glen Huntly Rd CAULFIELD 3162	\$615,000	10/09/2023
2	112/1 Wilks St CAULFIELD NORTH 3161	\$610,000	14/07/2023
3	6/556 Dandenong Rd CAULFIELD NORTH 3161	\$600,000	20/06/2023

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:

12/09/2023 15:43

Rochelle Butt
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Indicative Selling Price
\$625,000

Median Unit Price
Year ending June 2023: \$600,000



 2  1  1

Property Type: Apartment
Agent Comments

Comparable Properties



101/677 Glen Huntly Rd CAULFIELD 3162 (REI) Agent Comments

 2  1  1

Price: \$615,000
Method: Auction Sale
Date: 10/09/2023
Property Type: Apartment



112/1 Wilks St CAULFIELD NORTH 3161 (REI/VG) Agent Comments

 2  1  1

Price: \$610,000
Method: Private Sale
Date: 14/07/2023
Property Type: Apartment



6/556 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 20/06/2023
Property Type: Apartment

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