

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

11/359 BALACLAVA ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

3/24 PARK CRESCENT CAULFIELD NORTH VIC 3161	\$295,000	21-May-23
301/839 DANDENONG ROAD MALVERN EAST VIC 3145	\$282,000	22-Sep-23
110/2A CLARENCE STREET MALVERN EAST VIC 3145	\$335,000	20-May-23

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 6 months.~~

This Statement of Information was prepared on: 06 October 2023



**3/24 PARK CRESCENT CAULFIELD
NORTH VIC 3161**

 1  1  1

Sold Price

\$295,000

Sold Date

21-May-23

Distance

0.28km



**301/839 DANDENONG ROAD
MALVERN EAST VIC 3145**

 1  1  1

Sold Price

^{RS} **\$282,000**

Sold Date

22-Sep-23

Distance

0.32km



**110/2A CLARENCE STREET
MALVERN EAST VIC 3145**

 1  1  1

Sold Price

\$335,000

Sold Date

20-May-23

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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