

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

201/175 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jun 2023

to

31 May 2024

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

49/167 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$575,000	23-Jan-24
2/9 WANDA ROAD CAULFIELD NORTH VIC 3161	\$575,000	14-May-24
103/337 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$590,000	19-Dec-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: 19 June 2024



**49/167 HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

 2  1  -

Sold Price **\$575,000** Sold Date **23-Jan-24**

Distance **0.49km**



**2/9 WANDA ROAD CAULFIELD
NORTH VIC 3161**

 2  1  1

Sold Price ^{RS} **\$575,000** Sold Date **14-May-24**

Distance **0.57km**



**103/337 BALACLAVA ROAD
CAULFIELD NORTH VIC 3161**

 2  1  1

Sold Price **\$590,000** Sold Date **19-Dec-23**

Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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