



 4  3  2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,250,000
Median House Price
June quarter 2017: \$2,100,000

Comparable Properties



2/11 Farnham St CAULFIELD 3162 (REI)

Agent Comments

 3  2  2

Price: \$1,316,000
Method: Auction Sale
Date: 02/04/2017
Rooms: 5
Property Type: Townhouse (Res)



1/49-51 Briggs St CAULFIELD 3162 (VG)

Agent Comments

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Price: \$1,290,000
Method: Sale
Date: 20/02/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



4 Mchenry St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,280,000
Method: Sold Before Auction
Date: 14/03/2017
Rooms: -
Property Type: House (Res)

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 4/182 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$2,100,000

House X

Suburb Caulfield North

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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
2/11 Farnham St CAULFIELD 3162	\$1,316,000	02/04/2017
1/49-51 Briggs St CAULFIELD 3162	\$1,290,000	20/02/2017
4 Mchenry St ST KILDA EAST 3183	\$1,280,000	14/03/2017