

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

127F/11 BOND STREET 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 May 2022

to

30 Apr 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

309/15 BOND STREET CAULFIELD NORTH VIC 3161	\$495,000	03-May-23
202/337 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$490,000	11-Apr-23
406/15 BOND STREET CAULFIELD NORTH VIC 3161	\$481,500	27-Feb-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: 24 May 2023



309/15 BOND STREET CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price

^{RS}

\$495,000

Sold Date

03-May-23

Distance

0.05km



202/337 BALACLAVA ROAD CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price

^{RS}

\$490,000

Sold Date

11-Apr-23

Distance

0.17km



406/15 BOND STREET CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price

\$481,500

Sold Date

27-Feb-23

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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