

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 219/11 Bond Street, Caulfield North Vic 3161

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$669,500 House Unit X Suburb Caulfield North

Period - From 01/07/2017 to 30/06/2018 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	1/153-163 Hawthorn Rd CAULFIELD NORTH 3161	\$500,000	13/04/2018
2	205/888-890 Glen Huntly Rd CAULFIELD SOUTH 3162	\$495,000	28/03/2018
3	311/15 Bond St CAULFIELD NORTH 3161	\$450,000	07/05/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Asking price**

\$435,000

Median Unit Price

Year ending June 2018: \$669,500

Comparable Properties



1/153-163 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments**Price:** \$500,000**Method:** Private Sale**Date:** 13/04/2018**Rooms:** 4**Property Type:** Unit

205/888-890 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments**Price:** \$495,000**Method:** Private Sale**Date:** 28/03/2018**Rooms:** 3**Property Type:** Apartment

311/15 Bond St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments**Price:** \$450,000**Method:** Private Sale**Date:** 07/05/2018**Rooms:** -**Property Type:** Apartment