

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

215/15 Bond Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$460,000 & \$499,000

Median sale price

Median price \$666,000 Property Type Unit Suburb Caulfield North

Period - From 09/02/2022 to 08/02/2023 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	1/22 Roseberry Gr GLEN HUNTLY 3163	\$495,000	07/09/2022
2	5/29 Hunter St MALVERN 3144	\$491,000	12/12/2022
3	3/3 Derby Pde CAULFIELD NORTH 3161	\$472,500	02/09/2022

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.~~

This Statement of Information was prepared on: 09/02/2023 11:52



Property Type:
Agent Comments

Indicative Selling Price
\$460,000 - \$499,000
Median Unit Price
09/02/2022 - 08/02/2023: \$666,000

Comparable Properties

1/22 Roseberry Gr GLEN HUNTLY 3163 (VG) Agent Comments



Price: \$495,000
Method: Sale
Date: 07/09/2022
Property Type: Strata Unit/Flat



5/29 Hunter St MALVERN 3144 (REI/VG) Agent Comments



Price: \$491,000
Method: Private Sale
Date: 12/12/2022
Property Type: Apartment



3/3 Derby Pde CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$472,500
Method: Private Sale
Date: 02/09/2022
Property Type: Unit