

## 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

23/11 BOND STREET CAULFIELD NORTH VIC 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jun 2021

to

31 May 2022

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

302/10 STATION STREET CAULFIELD NORTH VIC 3161	\$495,000	11-Mar-22
10/15 PAYNE STREET CAULFIELD NORTH VIC 3161	\$475,000	20-May-22
1/4 CRIMEA STREET CAULFIELD NORTH VIC 3161	\$485,000	09-Apr-22

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: 15 June 2022



**302/10 STATION STREET  
CAULFIELD NORTH VIC 3161**

 2  1  1

Sold Price **\$495,000** Sold Date **11-Mar-22**

Distance **0.17km**



**10/15 PAYNE STREET CAULFIELD  
NORTH VIC 3161**

 2  1  1

Sold Price <sup>RS</sup> **\$475,000** Sold Date **20-May-22**

Distance **0.42km**



**1/4 CRIMEA STREET CAULFIELD  
NORTH VIC 3161**

 2  1  1

Sold Price **\$485,000** Sold Date **09-Apr-22**

Distance **1.66km**

RS = Recent sale UN = Undisclosed Sale

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