

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

136/11 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

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Feb 2024

to

31 Jan 2025

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

405/11 BOND STREET CAULFIELD NORTH VIC 3161	\$585,000	14-Nov-24
209/50 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$610,000	01-Dec-24
105/84 BURKE ROAD MALVERN EAST VIC 3145	\$583,500	20-Dec-24

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: 25 February 2025



Sales Avant

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**405/11 BOND STREET CAULFIELD
NORTH VIC 3161**

Sold Price

\$585,000

Sold Date

14-Nov-24

2 2 1

Distance

0km



**209/50 KAMBROOK ROAD
CAULFIELD NORTH VIC 3161**

Sold Price

\$610,000

Sold Date

01-Dec-24

2 2 1

Distance

0.07km



**105/84 BURKE ROAD MALVERN
EAST VIC 3145**

Sold Price

^{RS} **\$583,500** ^{UN}

Sold Date

20-Dec-24

2 2 1

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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