

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

208/15 Bond Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$683,400

Property Type

Unit

Suburb

Caulfield North

Period - From

01/01/2023

to

31/03/2023

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	302/2 Caulfield Blvd CAULFIELD NORTH 3161	\$380,000	11/11/2022
2	115/10 Station St CAULFIELD NORTH 3161	\$377,000	05/04/2023
3	714/2 Caulfield Blvd CAULFIELD NORTH 3161	\$377,000	09/12/2022

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:

02/05/2023 14:43



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000

Median Unit Price

March quarter 2023: \$683,400

Comparable Properties



302/2 Caulfield Blvd CAULFIELD NORTH 3161 **Agent Comments**
(REI)

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 11/11/2022

Property Type: Apartment



115/10 Station St CAULFIELD NORTH 3161 **Agent Comments**
(REI)

 1  1  1

Price: \$377,000

Method: Private Sale

Date: 05/04/2023

Property Type: Apartment



714/2 Caulfield Blvd CAULFIELD NORTH 3161 **Agent Comments**
(REI)

 1  1  1

Price: \$377,000

Method: Sold Before Auction

Date: 09/12/2022

Property Type: Apartment

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