

## 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

218/11 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2023

to

31 Jul 2024

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

211/11 BOND STREET CAULFIELD NORTH VIC 3161	\$465,000	26-Mar-24
205/15 BOND STREET CAULFIELD NORTH VIC 3161	\$450,000	15-Jun-24
9/125 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$437,500	17-Apr-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: 14 August 2024

**211/11 BOND STREET CAULFIELD  
NORTH VIC 3161**

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Sold Price

**\$465,000**

Sold Date

**26-Mar-24**

Distance

**0.03km****205/15 BOND STREET CAULFIELD  
NORTH VIC 3161**

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Sold Price

**\$450,000**

Sold Date

**15-Jun-24**

Distance

**0.03km****9/125 KAMBROOK ROAD  
CAULFIELD NORTH VIC 3161**

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Sold Price

**\$437,500**

Sold Date

**17-Apr-24**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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