# 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

9m/8 Bond Street, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	nis price see consumer.vic.gov.au/underquoting	
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Single price \$490,000

#### Median sale price

Median price	\$655,000	Pro	operty Type Unit	t	Suburb	Caulfield North
Period - From	01/01/2024	to	31/12/2024	Sourc	e 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	119/15 Bond St CAULFIELD NORTH 3161	\$465,000	08/11/2024
2	601/881 Dandenong Rd MALVERN EAST 3145	\$480,000	23/09/2024
3			

OR

**B**<sup>\*</sup> 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:

29/01/2025 10:26



# BigginScott



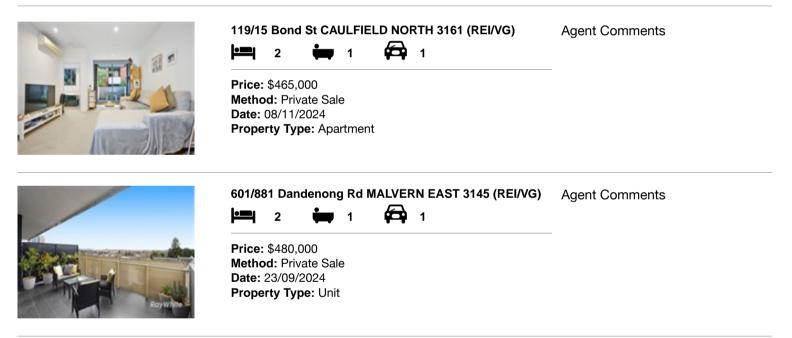


**Property Type:** Apartment Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$490,000 Median Unit Price Year ending December 2024: \$655,000

# **Comparable Properties**



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.

### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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