

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

140/11 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

\$495,000

&

\$545,000

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

710/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161	\$530,000	06-Nov-24
7/92 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$540,000	28-Aug-24
110/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161	\$515,000	16-Aug-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 February 2025



**710/2 CAULFIELD BOULEVARD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$530,000** Sold Date **06-Nov-24**

Distance **0.07km**



**7/92 HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$540,000** Sold Date **28-Aug-24**

Distance **1.15km**



**110/2 CAULFIELD BOULEVARD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$515,000** Sold Date **16-Aug-24**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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