

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

137/11 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Nov 2022

to

31 Oct 2023

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

204/11 BOND STREET CAULFIELD NORTH VIC 3161	\$650,000	10-Nov-23
4/8 BOND STREET CAULFIELD NORTH VIC 3161	\$615,000	09-Jun-23
504/15 BOND STREET CAULFIELD NORTH VIC 3161	\$607,379	30-Jun-23

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: 16 November 2023



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**204/11 BOND STREET CAULFIELD
NORTH VIC 3161**

Sold Price

^{RS}

\$650,000

Sold Date

10-Nov-23

2 2 1

Distance

0.05km



**4/8 BOND STREET CAULFIELD
NORTH VIC 3161**

Sold Price

\$615,000

Sold Date

09-Jun-23

2 2 1

Distance

0.11km



**504/15 BOND STREET CAULFIELD
NORTH VIC 3161**

Sold Price

\$607,379

Sold Date

30-Jun-23

2 2 1

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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