

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

210/15 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 May 2022

to

30 Apr 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

23/11 BOND STREET CAULFIELD NORTH VIC 3161	\$445,000	06-Jul-22
113/11 BOND STREET CAULFIELD NORTH VIC 3161	\$530,000	17-Apr-23
130/11 BOND STREET CAULFIELD NORTH VIC 3161	\$428,000	17-Mar-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: 17 May 2023



23/11 BOND STREET CAULFIELD NORTH VIC 3161

Sold Price **\$445,000** Sold Date **06-Jul-22**

2 1 1

Distance **0km**



113/11 BOND STREET CAULFIELD NORTH VIC 3161

Sold Price ^{RS} **\$530,000** Sold Date **17-Apr-23**

2 1 1

Distance **0km**



130/11 BOND STREET CAULFIELD NORTH VIC 3161

Sold Price **\$428,000** Sold Date **17-Mar-23**

1 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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