

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 412/15 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)

Single price \$579,000

or range between

&

## Median sale price

Median price \$738,000

Property type Apartment

Suburb Caulfield North

Period - From 01/10/2021

to 31/12/2021

Source REIV

## Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
107/1a Paxton St MALVERN EAST 3145	\$620,000	16/02/2022
813/1060 Dandenong Rd CARNEGIE 3163	\$582,500	04/01/2022
206/144 Hawthorn Rd CAULFIELD NORTH 3161	\$640,000	12/11/2021

**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 six months.~~

This Statement of Information was prepared on: 28/03/2022