

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

212/15 Bond Street, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$385,000 & \$415,000

Median sale price

Median price \$680,500 Property Type Unit Suburb Caulfield North

Period - From 01/07/2019 to 30/09/2019 Source 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 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
1	GB02/15 Bond St CAULFIELD NORTH 3161	\$425,000	22/07/2019
2	17/115 Neerim Rd GLEN HUNTLY 3163	\$413,000	29/08/2019
3	107/2a Clarence St MALVERN EAST 3145	\$409,000	05/10/2019

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:

31/10/2019 12:11



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$385,000 - \$415,000

Median Unit Price

September quarter 2019: \$680,500

Comparable Properties



GB02/15 Bond St CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  1

Price: \$425,000

Method: Private Sale

Date: 22/07/2019

Property Type: Apartment



17/115 Neerim Rd GLEN HUNTLY 3163 (REI)

Agent Comments

 2  1  1

Price: \$413,000

Method: Private Sale

Date: 29/08/2019

Property Type: Apartment



107/2a Clarence St MALVERN EAST 3145 (REI)

Agent Comments

 2  1  1

Price: \$409,000

Method: Auction Sale

Date: 05/10/2019

Rooms: 3

Property Type: Apartment