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

17/11 Bond Street, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$400,000	&	\$440,000					
Median sale price*								
Median price		Property Type	Suburb Caulfield North					
Period - From		to	Source					

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.

Ad	dress of comparable property	Price	Date of sale
1	245/11 Bond St CAULFIELD NORTH 3161	\$420,000	24/12/2024
2	203/58 Kambrook Rd CAULFIELD NORTH 3161	\$450,000	09/12/2024
3	218/11 Bond St CAULFIELD NORTH 3161	\$435,000	23/09/2024

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:

13/02/2025 14:38

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



17/11 Bond Street, Caulfield North Vic 3161





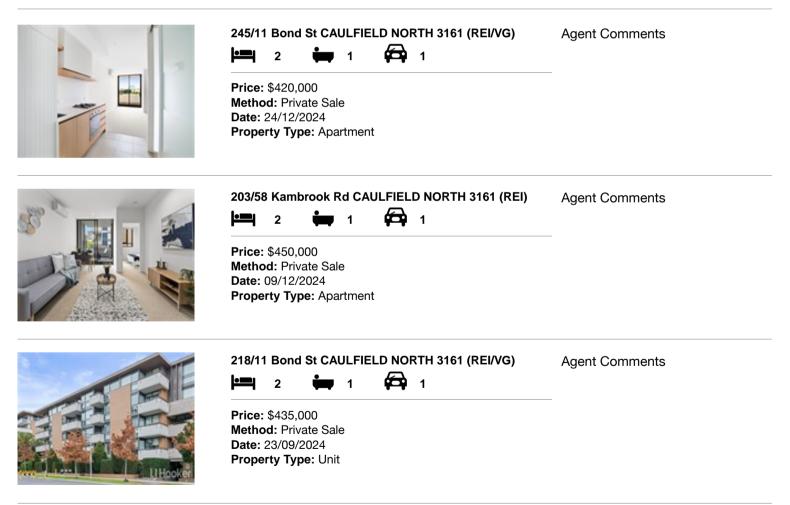


Property Type: Strata Unit/Flat Agent Comments

Oren Flamm 9533 0999 0407 750 438 oflamm@flarerealestate.com.au

> Indicative Selling Price \$400,000 - \$440,000 No median price available

Comparable Properties



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