

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

514/15 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jul 2020

to

30 Jun 2021

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

5/8 Station Street Caulfield North VIC 3161	\$485,000	14-Feb-21
8/129 Kambrook Road Caulfield North VIC 3161	\$506,000	21-Feb-21
Kambrook Road Caulfield North VIC 3161	\$506,000	21-Feb-21

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: 13 July 2021



**5/8 Station Street Caulfield North
VIC 3161**

 1  1  -

Sold Price

\$485,000

Sold Date

14-Feb-21

Distance

-



**8/129 Kambrook Road Caulfield
North VIC 3161**

 1  1  1

Sold Price

\$506,000

Sold Date

21-Feb-21

Distance

0.54km



**Kambrook Road Caulfield North
VIC 3161**

 2  1  1

Sold Price

Sold Date

21-Feb-21

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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