

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

108/15 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

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Nov 2023

to

31 Oct 2024

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

205/15 BOND STREET CAULFIELD NORTH VIC 3161	\$450,000	15-Jun-24
115/1 VILLAGE MEWS CAULFIELD NORTH VIC 3161	\$400,388	21-May-24
306/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161	\$410,000	25-Jun-24

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: 11 November 2024



**205/15 BOND STREET CAULFIELD
NORTH VIC 3161**

1 1 1

Sold Price

\$450,000

Sold Date

15-Jun-24

Distance

0.05km



**115/1 VILLAGE MEWS CAULFIELD
NORTH VIC 3161**

1 1 1

Sold Price

\$400,388

Sold Date

21-May-24

Distance

0.13km



**306/2 CAULFIELD BOULEVARD
CAULFIELD NORTH VIC 3161**

1 1 1

Sold Price

\$410,000

Sold Date

25-Jun-24

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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