

## 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

140/11 BOND STREET CAULFIELD NORTH VIC 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Feb 2024

to

31 Jan 2025

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

|                                                    |           |           |
|----------------------------------------------------|-----------|-----------|
| 710/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161 | \$530,000 | 06-Nov-24 |
| 7/92 HAWTHORN ROAD CAULFIELD NORTH VIC 3161        | \$540,000 | 28-Aug-24 |
| 110/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161 | \$515,000 | 16-Aug-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: 14 February 2025

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**710/2 CAULFIELD BOULEVARD  
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$530,000** Sold Date **06-Nov-24**

Distance **0.07km**



**7/92 HAWTHORN ROAD  
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$540,000** Sold Date **28-Aug-24**

Distance **1.15km**



**110/2 CAULFIELD BOULEVARD  
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$515,000** Sold Date **16-Aug-24**

Distance **0.11km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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