

# 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

102/11 Bond Street, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$450,000

&

\$495,000

### Median sale price

Median price

\$631,444

Property Type

Unit

Suburb

Caulfield North

Period - From

12/07/2019

to

11/07/2020

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	109/58 Kambrook Rd CAULFIELD NORTH 3161	\$478,000	12/03/2020
2	408/15 Bond St CAULFIELD NORTH 3161	\$475,000	04/02/2020
3	408/15 Bond St CAULFIELD NORTH 3161	\$475,000	04/02/2020

**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:

12/07/2020 18:21



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

12/07/2019 - 11/07/2020: \$631,444

## Comparable Properties

**109/58 Kambrook Rd CAULFIELD NORTH 3161 (VG)** Agent Comments



**Price:** \$478,000

**Method:** Sale

**Date:** 12/03/2020

**Property Type:** Strata Unit/Flat

**408/15 Bond St CAULFIELD NORTH 3161 (VG)** Agent Comments



**Price:** \$475,000

**Method:** Sale

**Date:** 04/02/2020

**Property Type:** Strata Unit/Flat

**408/15 Bond St CAULFIELD NORTH 3161 (VG)** Agent Comments



**Price:** \$475,000

**Method:** Sale

**Date:** 04/02/2020

**Property Type:** Strata Unit/Flat