

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

122/11 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

\$655,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Oct 2019

to

30 Sep 2020

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

6/12 Wyuna Road Caulfield North VIC 3161	\$655,000	30-Jun-20
6/23-25 Warley Road Malvern East VIC 3145	\$747,500	27-Jun-20
11/293-295 Hawthorn Road Caulfield VIC 3162	\$705,000	04-Jul-20

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: 22 October 2020

REGISTER APPOINTMENT POLICY

Please contact us to register for property inspection. It is essential you register your appointment with us to ensure you are able to view the property at the time of our viewing. Thank you for your cooperation with the policy.



6/12 Wyuna Road Caulfield North VIC 3161

Sold Price

\$655,000

Sold Date **30-Jun-20**

2 1 1

Distance **0.32km**



6/23-25 Warley Road Malvern East VIC 3145

Sold Price

\$747,500

Sold Date **27-Jun-20**

2 2 1

Distance **1.22km**



11/293-295 Hawthorn Road Caulfield VIC 3162

Sold Price

\$705,000

Sold Date **04-Jul-20**

2 2 1

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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