

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

402/8 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,499

Property type

Unit

Suburb

Caulfield North

Period-from

01 Oct 2020

to

30 Sep 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

2/26 Royal Avenue Glen Huntly VIC 3163	\$680,000	13-Oct-21
2/62 Hawthorn Road Caulfield North VIC 3161	\$660,000	10-Oct-21
3/26 Valentine Grove Armadale VIC 3143	\$715,000	19-Aug-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: 15 October 2021



2/26 Royal Avenue Glen Huntly VIC 3163 Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **13-Oct-21**

2 1 1

Distance **2km**



2/62 Hawthorn Road Caulfield North VIC 3161 Sold Price ^{RS} **\$660,000** Sold Date **10-Oct-21**

2 1 1

Distance **1.35km**



3/26 Valentine Grove Armadale VIC 3143 Sold Price **\$715,000** Sold Date **19-Aug-21**

2 1 2

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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