

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Oct 2021

to

30 Sep 2022

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

306/356 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$425,000	29-May-22
3/276 NEERIM ROAD CARNEGIE VIC 3163	\$425,000	30-Sep-22
208/270 HIGH STREET WINDSOR VIC 3181	\$435,000	05-Jul-22

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: 07 October 2022



**306/356 ORRONG ROAD
CAULFIELD NORTH VIC 3161**

 1  1  1

Sold Price **\$425,000** Sold Date **29-May-22**

Distance **2.71km**



**3/276 NEERIM ROAD CARNEGIE
VIC 3163**

 1  1  1

Sold Price ^{RS} **\$425,000** Sold Date **30-Sep-22**

Distance **2.24km**



**208/270 HIGH STREET WINDSOR
VIC 3181**

 1  1  1

Sold Price **\$435,000** Sold Date **05-Jul-22**

Distance **4.33km**

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

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