

# 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 40GF/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)

Price Range

\$599,000

&

\$649,000

### Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Caulfield North (3161)

Period - From

01/10/2021

to

30/09/2022

Source

pricefinder

### Comparable property sales

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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
221/15 BOND STREET, CAULFIELD NORTH VIC 3161	\$580,000	08/09/2022
108/2 CAULFIELD BOULEVARD, CAULFIELD NORTH VIC 3161	\$600,000	27/07/2022
4/10-12 CHANAK STREET, MALVERN EAST VIC 3145	\$626,660	08/09/2022

This Statement of Information was prepared on: 04/11/2022