

# 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 204/11 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

\$630,000

&

\$670,000

### Median sale price

Median price

\$635,000

Property Type

House

Suburb

Caulfield North (3161)

Period - From

01/07/2022

to

30/06/2023

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

8/1 WILKS STREET, CAULFIELD NORTH VIC 3161

\$635,000

02/06/2023

108/1 WILKS STREET, CAULFIELD NORTH VIC 3161

\$645,000

11/04/2023

9/750 INKERMAN ROAD, CAULFIELD NORTH VIC 3161

\$657,000

19/03/2023

This Statement of Information was prepared on: 17/08/2023