

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 5/11 Bond Street, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$600,000

Median sale price

Median price \$652,500 Property Type Unit Suburb Caulfield North

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 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
1	507/10 Station St CAULFIELD NORTH 3161	\$600,000	25/09/2023
2	1008/1060 Dandenong Rd CARNEGIE 3163	\$595,000	17/01/2024
3	206/25 Rothschild St GLEN HUNTLY 3163	\$595,000	26/10/2023

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 six months.~~

This Statement of Information was prepared on: 08/03/2024 13:04



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$570,000 - \$600,000

Median Unit Price

Year ending December 2023: \$652,500

Comparable Properties



507/10 Station St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 25/09/2023

Property Type: Unit

1008/1060 Dandenong Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 17/01/2024

Property Type: Strata Unit/Flat



206/25 Rothschild St GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 26/10/2023

Property Type: Unit

Account - VICPROP