

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

9m/8 Bond Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$570,000

Median sale price

Median price

\$642,500

Property Type

Unit

Suburb

Caulfield North

Period - From

01/04/2023

to

31/03/2024

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	708/1060 Dandenong Rd CARNEGIE 3163	\$565,000	14/02/2024
2	4/888 Glen Huntly Rd CAULFIELD SOUTH 3162	\$555,000	16/03/2024
3	107/16 Etna St GLEN HUNTLY 3163	\$545,000	18/02/2024

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:

23/05/2024 11:18



2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$570,000

Median Unit Price

Year ending March 2024: \$642,500

Comparable Properties



708/1060 Dandenong Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2
 2
 1

Price: \$565,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment



4/888 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

2
 1
 1

Price: \$555,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment



107/16 Etna St GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2
 2
 1

Price: \$545,000

Method: Auction Sale

Date: 18/02/2024

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336