

## 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

G04/11 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jun 2021

to

31 May 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

104/29 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$720,000	19-May-22
104/241 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$710,000	03-Apr-22
44 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$748,000	10-Mar-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: 21 June 2022



**104/29 KAMBROOK ROAD  
CAULFIELD NORTH VIC 3161**

2 2 1

Sold Price <sup>RS</sup> **\$720,000** <sup>UN</sup> Sold Date **19-May-22**

Distance **0.19km**



**104/241 BALACLAVA ROAD  
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price <sup>RS</sup> **\$710,000** Sold Date **03-Apr-22**

Distance **0.89km**



**44 KAMBROOK ROAD CAULFIELD  
NORTH VIC 3161**

2 2 1

Sold Price **\$748,000** Sold Date **10-Mar-22**

Distance **0.07km**



**1/10 COPPIN STREET MALVERN  
EAST VIC 3145**

2 1 1

Sold Price **\$765,000** Sold Date **07-Feb-22**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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