

## 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

137/11 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

\$630,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Dec 2020

to

30 Nov 2021

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

206/144 Hawthorn Road Caulfield North VIC 3161	\$640,000	09-Nov-21
5/144 Hawthorn Road Caulfield North VIC 3161	\$600,000	11-Nov-21

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: 29 December 2021

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**206/144 Hawthorn Road Caulfield North VIC 3161**

Sold Price

**\$640,000**

Sold Date

**09-Nov-21**

 2  2  1

Distance

**1.11km**



**5/144 Hawthorn Road Caulfield North VIC 3161**

Sold Price

**\$600,000**

Sold Date

**11-Nov-21**

 2  2  1

Distance

**1.11km**

RS = Recent sale

UN = Undisclosed Sale

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