

## 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

402/8 STATION 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jan 2022

to

31 Dec 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

221/15 BOND STREET CAULFIELD NORTH VIC 3161	\$580,000	09-Aug-22
506/15 BOND STREET CAULFIELD NORTH VIC 3161	\$508,000	23-Jul-22
111/58 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$448,000	13-Jan-23

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: 20 January 2023

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**221/15 BOND STREET CAULFIELD  
NORTH VIC 3161**

Sold Price

**\$580,000**

Sold Date **09-Aug-22**

 2  1  1

Distance

**0km**



**506/15 BOND STREET CAULFIELD  
NORTH VIC 3161**

Sold Price

**\$508,000**

Sold Date **23-Jul-22**

 2  1  1

Distance

**0km**



**111/58 KAMBROOK ROAD  
CAULFIELD NORTH VIC 3161**

Sold Price

<sup>RS</sup> **\$448,000** <sup>UN</sup>

Sold Date **13-Jan-23**

 2  1  1

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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