

# 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 1/2a Emma Street, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,155,000

### Median sale price\*

Median price Property Type Suburb Caulfield South

Period - From to Source

### 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	2/2a Emma St CAULFIELD SOUTH 3162	\$1,070,000	28/07/2023
2	311/50 Kambrook Rd CAULFIELD NORTH 3161	\$1,065,000	23/05/2023
3			

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: 23/11/2023 11:53

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3   2   2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,155,000  
**No median price available**

## Comparable Properties

**2/2a Emma St CAULFIELD SOUTH 3162 (VG)**   Agent Comments

3   -   -

**Price:** \$1,070,000

**Method:** Sale

**Date:** 28/07/2023

**Property Type:** Strata Unit/Flat



**311/50 Kambrook Rd CAULFIELD NORTH 3161**   Agent Comments  
(REI/VG)

3   2   2

**Price:** \$1,065,000

**Method:** Private Sale

**Date:** 23/05/2023

**Property Type:** Unit

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.

**Account - Flare Real Estate** | P: 03 9533 0999 | F: 03 9533 0900