

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

1/38 Emma Street, Caulfield South Vic 3162
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Indicative selling price

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

Range between

\$1,250,000

 &

\$1,375,000

Median sale price

Median price

\$1,642,500

 Property Type

House

 Suburb

Caulfield South

Period - From

01/04/2023

 to

30/06/2023

 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	2/3 Laura St CAULFIELD SOUTH 3162	\$1,390,000	02/10/2023
2	4/20-22 Narrawong Rd CAULFIELD SOUTH 3162	\$1,370,000	03/09/2023
3	1/93 Kambrook Rd CAULFIELD NORTH 3161	\$1,345,000	24/09/2023

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:

06/10/2023 10:47



 3  2  double garage

Property Type: Villa residence
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
June quarter 2023: \$1,642,500

Comparable Properties



2/3 Laura St CAULFIELD SOUTH 3162 (REI) **Agent Comments**

 2  2  1

Price: \$1,390,000
Method: Sold Before Auction
Date: 02/10/2023
Property Type: Townhouse (Single)



4/20-22 Narrawong Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

 3  2  2

Price: \$1,370,000
Method: Auction Sale
Date: 03/09/2023
Property Type: Unit



1/93 Kambrook Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

 3  2  2

Price: \$1,345,000
Method: Auction Sale
Date: 24/09/2023
Property Type: Townhouse (Res)

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