

# 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

5/38 Alder 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)

Single price

\$540,000

### Median sale price

Median price

\$814,250

Property Type

Unit

Suburb

Caulfield South

Period - From

01/07/2022

to

30/09/2022

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	3/2 Ash Gr CAULFIELD 3162	\$559,000	01/08/2022
2	11/154 Balaclava Rd CAULFIELD NORTH 3161	\$548,000	05/06/2022
3	6/7-9 Roselea St CAULFIELD SOUTH 3162	\$530,000	03/08/2022

**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:

05/12/2022 10:00