

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 42 Emma Street CAULFIELD SOUTH 3162

## Indicative selling price

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

\$1,500,000

&

\$1,650,000

## Median sale price

Median price \$1,610,000 Property type HOUSE Suburb CAULFIELD SOUTH

Period - From 20/01/2020 to 19/01/2021 Source REIV

## Comparable property sales

**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
39 Kambrook Road CAULFIELD NORTH 3161	\$1,700,000	23/12/2020
81 Bealiba Road CAULFIELD SOUTH 3162	\$1,600,000	15/11/2020
7 Filbert Street CAULFIELD SOUTH 3162	\$1,595,000	04/12/2020

This Statement of Information was prepared on: 7/2/2021