

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

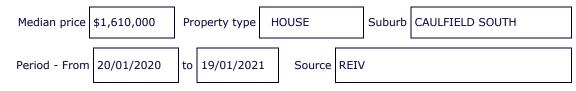
Address Including suburb and 42 Emma Street CAULFIELD SOUTH 3162 postcode

Indicative selling price

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



Median sale price



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