

# 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 37b Eumeralla Road, 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 \$1,900,000 & \$2,050,000

## Median sale price

Median price \$1,945,000 Property type Townhouse Suburb Caulfield South

Period - From 01/04/2021 to 30/06/2021 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
76B Hodder St BRIGHTON EAST 3187	\$1,961,000	18/06/2021
7a Emma St CAULFIELD SOUTH 3162	\$1,960,000	13/06/2021
17B Olinda St CAULFIELD SOUTH 3162	\$2,105,000	17/05/2021

This Statement of Information was prepared on: 04/08/2021