

# 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

6/38 Alder Street, Caulfield South Vic 3162

### Indicative selling price

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

Single price

\$505,000

### Median sale price

Median price

\$767,000

Property Type

Unit

Suburb

Caulfield South

Period - From

04/04/2022

to

03/04/2023

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	1/1080 Glen Huntly Rd GLEN HUNTLY 3163	\$510,000	22/11/2022
2	3/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$500,000	08/02/2023
3	9/11 Downshire Rd ELSTERNWICK 3185	\$500,000	04/12/2022

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:

04/04/2023 11:39