

# 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 13a Emma 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 \$ or range between \$1,700,000 & \$1,850,000

## Median sale price

Median price \$1,970,000 Property type Townhouse Suburb Caulfield South

Period - From 01/10/2021 to 31/12/2021 Source REIV

## Comparable property sales

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
4a Heatherbrae Avenue, Caulfield VIC 3162	\$1,900,000	27/12/2021
38b Bundeera Road, Caulfield South VIC 3162	\$1,780,000	10/12/2021
21 Ellington Street, Caulfield South VIC 3162	\$1,710,000	17/11/2021

This Statement of Information was prepared on: 28/02/2022