#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	1/38 Emma Street, Caulfield South Vic 3162
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,250,000	&	\$1,375,000
	<b>+</b> · ,= ,		<b>+</b> · <b>,</b> - · · <b>,</b> - · ·

#### Median sale price

Median price	\$1,642,500	Pro	perty Type	House		Suburb	Caulfield South
Period - From	01/04/2023	to	30/06/2023		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

Au	diess of comparable property	1 1100	Date of Sale
1	2/3 Laura St CAULFIELD SOUTH 3162	\$1,390,000	02/10/2023
2	4/20-22 Narrawong Rd CAULFIELD SOUTH 3162	\$1,370,000	03/09/2023
3	1/93 Kambrook Rd CAULFIELD NORTH 3161	\$1,345,000	24/09/2023

#### 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:	06/10/2023 10:47



Date of sale



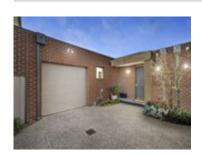




Property Type: Villa residence Agent Comments

**Indicative Selling Price** \$1,250,000 - \$1,375,000 Median House Price June quarter 2023: \$1,642,500

## Comparable Properties



2/3 Laura St CAULFIELD SOUTH 3162 (REI)



Price: \$1,390,000

Method: Sold Before Auction

Date: 02/10/2023

Property Type: Townhouse (Single)

**Agent Comments** 



4/20-22 Narrawong Rd CAULFIELD SOUTH

3162 (REI)





Price: \$1,370,000 Method: Auction Sale Date: 03/09/2023 Property Type: Unit

Agent Comments



1/93 Kambrook Rd CAULFIELD NORTH 3161

(REI)

**-**3





Price: \$1,345,000 Method: Auction Sale Date: 24/09/2023

Property Type: Townhouse (Res)

**Agent Comments** 

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



