

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 13 Royal Parade, Caulfield South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,610,000 Property type House Suburb Caulfield South

Period - From 1/10/2020 to 31/12/2020 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 |
|-------------------------------------|-------------|--------------|
| 29 Royal Parade, Caulfield South | \$1,870,000 | 12/12/2020 |
| 96 Clarence Street, Caulfield South | \$1,970,000 | 29/11/2020 |
| 14 Imperial Avenue, Caulfield South | \$2,225,000 | 23/10/2020 |

This Statement of Information was prepared on: 15/03/2021