

# 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

205/2a Royal Parade, 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)

Range between \$630,000 & \$690,000

### Median sale price

Median price \$725,000 Property Type Unit Suburb Caulfield South

Period - From 25/03/2023 to 24/03/2024 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	202/138 Glen Eira Rd ELSTERNWICK 3185	\$691,500	01/02/2024
2	6/2 Ash Gr CAULFIELD 3162	\$652,000	07/10/2023
3	5/585 Glen Huntly Rd ELSTERNWICK 3185	\$640,000	14/12/2023

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:

25/03/2024 11:55



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$630,000 - \$690,000

**Median Unit Price**

25/03/2023 - 24/03/2024: \$725,000

## Comparable Properties



**202/138 Glen Eira Rd ELSTERNWICK 3185 (REI)**

Agent Comments

2   2   1

**Price:** \$691,500

**Method:** Private Sale

**Date:** 01/02/2024

**Property Type:** Apartment



**6/2 Ash Gr CAULFIELD 3162 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$652,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Apartment



**5/585 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 14/12/2023

**Property Type:** Apartment

**Account - Atria Real Estate**