

# 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 3/2a Royal Parade, 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)

Range between \$610,000 & \$640,000

## Median sale price

Median price \$1,024,000 Property type Unit Suburb Caulfield South

Period - From 03/06/2023 to 02/06/2024 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
1. 403/77 Hawthorn Rd CAULFIELD NORTH 3161	\$640,000	17/04/2024
2. 10/633 Inkerman Rd CAULFIELD NORTH 3161	\$638,000	06/04/2024
3. 201/132 Balaclava Rd CAULFIELD NORTH 3161	\$637,000	09/05/2024

This Statement of Information was prepared on: 03/06/2024