

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 33 Royal Parade Caulfield South 3162

Indicative selling price

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

range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,970,000 Property type House 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
4 Sherbrooke Avenue Elsternwick 3185	\$2,190,000	19/03/2022
350 Glen Eira Road Elsternwick 3185	\$2,135,000	07/11/2021
299 Kooyong Road Elsternwick 3185	\$1,980,000	20/02/2022

This Statement of Information was prepared on: 24/03/2022