

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

202/2a Royal Parade, Caulfield South Vic 3162

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$762,500 Property Type Unit Suburb Caulfield South

Period - From 01/07/2023 to 30/09/2023 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 | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 2/189 Hawthorn Rd CAULFIELD NORTH 3161 | \$645,000 | 04/10/2023 |
| 2 | 408/18 Mccombie St ELSTERNWICK 3185 | \$640,000 | 25/08/2023 |
| 3 | 206/23-25 Rothschild St GLEN HUNTLY 3163 | \$595,000 | 26/10/2023 |

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:

06/12/2023 14:22



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

September quarter 2023: \$762,500

Comparable Properties



2/189 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

2 - -

Price: \$645,000

Method: Sale

Date: 04/10/2023

Property Type: Strata Unit/Flat



408/18 Mccombie St ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 2 1

Price: \$640,000

Method: Sold Before Auction

Date: 25/08/2023

Property Type: Apartment



206/23-25 Rothschild St GLEN HUNTLY 3163 (REI)

Agent Comments

2 2 1

Price: \$595,000

Method: Private Sale

Date: 26/10/2023

Property Type: Unit

Account - Atria Real Estate