

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 107/2A Royal Parade, Caulfield South Vic 3162

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price*

Median price Property Type Suburb Caulfield South

Period - From to Source

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	5/585 Glen Huntly Rd ELSTERNWICK 3185	\$640,000	14/12/2023
2	118/138 Glen Eira Rd ELSTERNWICK 3185	\$635,000	27/12/2023
3	202/2a Royal Pde CAULFIELD SOUTH 3162	\$596,000	20/12/2023

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: 23/01/2024 15:37

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
No median price available

Comparable Properties



5/585 Glen Huntly Rd ELSTERNWICK 3185
(REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Sold Before Auction
Date: 14/12/2023
Property Type: Apartment



118/138 Glen Eira Rd ELSTERNWICK 3185
(REI)

Agent Comments

2 2 1

Price: \$635,000
Method: Private Sale
Date: 27/12/2023
Property Type: Apartment



202/2a Royal Pde CAULFIELD SOUTH 3162
(REI)

Agent Comments

2 2 2

Price: \$596,000
Method: Private Sale
Date: 20/12/2023
Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900