Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$330,000	&	\$360,000
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Median sale price

Median price	\$640,000	Pro	perty Type	Jnit		Suburb	Elsternwick
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	18/37 Nepean Hwy ELSTERNWICK 3185	\$350,000	25/10/2023
2	11/125 Tennyson St ELWOOD 3184	\$339,500	01/02/2024
3	4/211 Hotham St RIPPONLEA 3185	\$335,000	26/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/02/2024 12:08



BigginScott







Property Type: Unit Land Size: 46.5 sqm approx

Agent Comments

Indicative Selling Price \$330,000 - \$360,000 **Median Unit Price**

December quarter 2023: \$640,000

Comparable Properties



18/37 Nepean Hwy ELSTERNWICK 3185

(REI/VG)

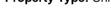




Price: \$350,000

Method: Sold Before Auction

Date: 25/10/2023 Property Type: Unit **Agent Comments**





11/125 Tennyson St ELWOOD 3184 (REI)





Price: \$339,500 Method: Private Sale Date: 01/02/2024

Property Type: Apartment

Agent Comments



4/211 Hotham St RIPPONLEA 3185 (REI/VG)

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Price: \$335,000

Method: Private Sale

Date: 26/10/2023 Property Type: Apartment **Agent Comments**

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