

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

24 Oswald Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,850,000 & \$2,035,000

Median sale price

Median price \$1,820,000 Property Type House Suburb Elsternwick

Period - From 01/04/2020 to 31/03/2021 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 | 5 Bertram St ELSTERNWICK 3185 | \$2,100,000 | 18/01/2021 |
| 2 | 11 Gardenia Rd GARDENVALE 3185 | \$1,910,000 | 24/04/2021 |
| 3 | 37 Carlingford St ELSTERNWICK 3185 | \$1,903,000 | 21/11/2020 |

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: 10/05/2021 14:47



Property Type:
Divorce/Estate/Family Transfers
Land Size: 464 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,035,000
Median House Price
Year ending March 2021: \$1,820,000

Comparable Properties



5 Bertram St ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$2,100,000
Method: Sale
Date: 18/01/2021
Property Type: House (Res)
Land Size: 497 sqm approx



11 Gardenia Rd GARDENVALE 3185 (REI)

Agent Comments



Price: \$1,910,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 571 sqm approx



37 Carlingford St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,903,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 417 sqm approx