

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



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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

3 -

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

3 2 2

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

3 2 1

Price: \$1,903,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)

Land Size: 417 sqm approx