

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

12/88 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Elsternwick

Period - From

11/07/2019

to

10/07/2020

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	1/88 Orrong Rd ELSTERNWICK 3185	\$600,000	31/01/2020
2			
3			

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:

11/07/2020 10:24

12/88 Orrong Road, Elsternwick Vic 3185



Simone Chin
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2 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

11/07/2019 - 10/07/2020: \$650,000

Comparable Properties



1/88 Orrong Rd ELSTERNWICK 3185 (REI/VG) **Agent Comments**

2 1 1

Price: \$600,000

Method: Private Sale

Date: 31/01/2020

Rooms: 3

Property Type: Apartment

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.