

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

23 ROSS STREET ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,200,000

Property type

House

Suburb

Elsternwick

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

78 BRIGHTON ROAD RIPPONLEA VIC 3185	\$1,295,000	27-Mar-22
7 ROSAMOND STREET BALACLAVA VIC 3183	\$1,300,000	02-May-22
13 GLEN EIRA AVENUE BALACLAVA VIC 3183	\$1,350,000	11-Dec-21

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 6 months.~~

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**78 BRIGHTON ROAD RIPPONLEA
VIC 3185**

2 1 1

Sold Price ^{RS} **\$1,295,000** Sold Date **27-Mar-22**

Distance **0.99km**



**7 ROSAMOND STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **02-May-22**

Distance **1.76km**



**13 GLEN EIRA AVENUE
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$1,350,000** Sold Date **11-Dec-21**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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