

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

13 College Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$2,177,500

Property Type House

Suburb Elsternwick

Period - From 01/10/2021

to 30/09/2022

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	239 Hotham St ELSTERNWICK 3185	\$1,495,000	17/09/2022
2	11 Bayview St ELSTERNWICK 3185	\$1,458,000	15/10/2022
3	32 Carlingford St ELSTERNWICK 3185	\$1,312,500	01/10/2022

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:

18/10/2022 13:19



3
 1
 2

Property Type: House (Res)

Land Size: 295 sqm approx

Agent Comments

A little bit of magic in the heart of a vibrant family-orientated pocket with an unbeatable community ambience. On the edge of Martin Street Village and Gardenvale Park this irresistible Edwardian home's light-filled dimensions deliver a compelling blend of period charisma and contemporary delight.

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending September 2022: \$2,177,500

Comparable Properties



239 Hotham St ELSTERNWICK 3185 (REI)

Agent Comments

3
 1
 1

Price: \$1,495,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House

Land Size: 330 sqm approx



11 Bayview St ELSTERNWICK 3185 (REI)

Agent Comments

3
 1
 2

Price: \$1,458,000

Method: Auction Sale

Date: 15/10/2022

Property Type: House (Res)

Land Size: 337 sqm approx



32 Carlingford St ELSTERNWICK 3185 (REI)

Agent Comments

2
 1
 1

Price: \$1,312,500

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 250 sqm approx