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	nd						
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price \$350,000							
Median sale price*							
Median price	ledian price Pr			Su	uburb Elsternwick		
Period - From	to		So	ource			
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 sixmonths 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 5/40 Sycamore Gr BALACLAVA 3183					\$345,000	29/11/2024	
2 11/481 Kooyong Rd ELSTERNWICK 3185					\$340,500	01/09/2024	
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:					16/01/20	16/01/2025 15:57	
* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.							







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Rooms: 2

Property Type: Apartment Agent Comments

Indicative Selling Price \$350,000 No median price available

Comparable Properties



5/40 Sycamore Gr BALACLAVA 3183 (REI)

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Price: \$345,000 Method: Private Sale Date: 29/11/2024

Property Type: Apartment

Agent Comments



11/481 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

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Agent Comments

Price: \$340,500 **Method:** Auction Sale **Date:** 01/09/2024

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.

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