

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 97 Orrong Road, Elsternwick

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 \$2,500,000 & \$2,750,000

Median sale price

Median price \$1,551,000 Property type House Suburb Elsternwick

Period - From 1/7/2021 to 30/9/2021 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
86 Shoobra Road, Elsternwick	\$2,825,000	7/8/2021
12 Clonard Avenue, Elsternwick	\$2,641,000	30/10/2021
72 St Georges Road, Elsternwick	\$2,988,000	24/10/2021

This Statement of Information was prepared on: 15/11/2021