

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

1/23 Bertram Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,230,000

Property Type

Townhouse

Suburb

Elsternwick

Period - From

19/01/2022

to

18/01/2023

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	2/477 Kooyong Rd ELSTERNWICK 3185	\$1,265,000	12/12/2022
2	28 Gardenvale Rd CAULFIELD SOUTH 3162	\$1,260,000	04/10/2022
3	522 Kooyong Rd CAULFIELD SOUTH 3162	\$1,240,000	08/10/2022

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:

19/01/2023 13:17

1/23 Bertram Street, Elsternwick Vic 3185



3 2 2

Rooms: 5
Property Type: Unit
Land Size: 234 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
19/01/2022 - 18/01/2023: \$1,230,000

Comparable Properties



2/477 Kooyong Rd ELSTERNWICK 3185 (REI) **Agent Comments**

3 2 2

Price: \$1,265,000
Method: Private Sale
Date: 12/12/2022
Property Type: Townhouse (Res)



28 Gardenvale Rd CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

3 2 1

Price: \$1,260,000
Method: Sold Before Auction
Date: 04/10/2022
Property Type: Townhouse (Res)
Land Size: 206 sqm approx



522 Kooyong Rd CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

3 1 1

Price: \$1,240,000
Method: Private Sale
Date: 08/10/2022
Property Type: House

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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