

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

5/36 BERTRAM 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Feb 2022

to

31 Jan 2023

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

3/351 KOORYONG ROAD ELSTERNWICK VIC 3185	\$750,000	12-Aug-22
1/8 STONE STREET CAULFIELD SOUTH VIC 3162	\$805,000	13-Aug-22
4/17-19 PYNE STREET CAULFIELD VIC 3162	\$810,000	30-Sep-22

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.~~

This Statement of Information was prepared on: 01 February 2023

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**3/351 KOOYONG ROAD
ELSTERNWICK VIC 3185**
 2  1  1

Sold Price

\$750,000

Sold Date

12-Aug-22

Distance

0.7km

**1/8 STONE STREET CAULFIELD
SOUTH VIC 3162**
 2  1  1

Sold Price

\$805,000

Sold Date

13-Aug-22

Distance

0.98km

**4/17-19 PYNE STREET CAULFIELD
VIC 3162**
 2  1  1

Sold Price

\$810,000

Sold Date

30-Sep-22

Distance

1.47km
RS = Recent sale

UN = Undisclosed Sale

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