

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

1/16-18 College Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$770,000

&

\$847,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Elsternwick

Period - From 04/03/2023

to 03/03/2024

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	4/9 Bertram St ELSTERNWICK 3185	\$890,000	24/02/2024
2	6/18 Warleigh Gr BRIGHTON 3186	\$875,000	19/12/2023
3	5/20 College St ELSTERNWICK 3185	\$825,000	13/01/2024

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:

04/03/2024 11:08



2 1 3

Property Type: Unit

Agent Comments

Comparable Properties



4/9 Bertram St ELSTERNWICK 3185 (REI)

Agent Comments

2 1 2

Price: \$890,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit



6/18 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments

2 2 2

Price: \$875,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment



5/20 College St ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$825,000

Method: Private Sale

Date: 13/01/2024

Property Type: Unit