

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

3/15 Bertram Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$760,123 Property Type Unit Suburb Elsternwick

Period - From 01/04/2021 to 30/06/2021 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
1	6/36 Riddell Pde ELSTERNWICK 3185	\$1,041,000	16/05/2021
2	2/36-38 Parnell St ELSTERNWICK 3185	\$990,000	28/06/2021
3	3/22 Kingsley St ELWOOD 3184	\$965,000	10/06/2021

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:

11/10/2021 18:22

3/15 Bertram Street, Elsternwick Vic 3185

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2021: \$760,123



2 2 1

Property Type: Unit

Agent Comments

Impressively generous proportions enjoy beautifully manicured surroundings in this simply delightful north facing villa nestled toward the rear of this quality four only group. Includes large living, fully equipped kitchen with adjoining dining, sunny main bedroom with twin BIRs/ensuite, leafy courtyard, high ceilings, ducted heating, split cooling, garage.

Comparable Properties



6/36 Riddell Pde ELSTERNWICK 3185 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,041,000

Method: Auction Sale

Date: 16/05/2021

Property Type: Villa



2/36-38 Parnell St ELSTERNWICK 3185 (REI) **Agent Comments**

2 1 1

Price: \$990,000

Method: Sold Before Auction

Date: 28/06/2021

Property Type: Unit

3/22 Kingsley St ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$965,000

Method: Sale

Date: 10/06/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling

Account - Jellis Craig | P: 03 9593 4500



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