

# 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

3/35 Prahran Grove, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$790,000

### Median sale price

Median price

\$740,600

Property Type

Unit

Suburb

Elsternwick

Period - From

01/07/2020

to

30/09/2020

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	6/78 Tennyson St ELWOOD 3184	\$765,000	06/08/2020
2			
3			

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:

25/11/2020 16:38

3/35 Prahran Grove, Elsternwick Vic 3185

**Jellis  
Craig**

Rebecca Beacall

9194 1200

0421 664 027

rebeccabeacall@jellisrcraig.com.au

**Indicative Selling Price**

\$730,000 - \$790,000

**Median Unit Price**

September quarter 2020: \$740,600



 2  1  2

**Property Type:** Unit

Agent Comments

## Comparable Properties



**6/78 Tennyson St ELWOOD 3184 (REI)**

Agent Comments

 2  1  1

**Price:** \$765,000

**Method:** Private Sale

**Date:** 06/08/2020

**Property Type:** Flat/Unit/Apartment (Res)

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.

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.