

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

1/5 Parnell Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$702,500

Property Type Unit

Suburb Elsternwick

Period - From 01/10/2021

to

30/09/2022

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	2/40 Teak St CAULFIELD SOUTH 3162	\$1,100,000	30/10/2022
2	2/44 Oswald St ELSTERNWICK 3185	\$1,045,000	19/06/2022
3	1/438 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,011,000	23/10/2022

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:

09/11/2022 10:54

1/5 Parnell Street, Elsternwick Vic 3185

Marshall Rushford

03 8532 5200

0418 396 981

marshall.rushford@belleproperty.com

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending September 2022: \$702,500



3 2 1

Property Type: Unit

Agent Comments

Comparable Properties



2/40 Teak St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 30/10/2022

Property Type: Unit



2/44 Oswald St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 1

Price: \$1,045,000

Method: Auction Sale

Date: 19/06/2022

Property Type: Unit



1/438 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,011,000

Method: Auction Sale

Date: 23/10/2022

Property Type: Unit

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018