

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

80 Allison Road, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Elsternwick

Period - From

13/01/2023

to

12/01/2024

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	23 Edward St ELSTERNWICK 3185	\$1,580,000	28/10/2023
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:

13/01/2024 16:05



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Property Type: House
Land Size: 385 sqm approx
Agent Comments

Indicative Selling Price

\$1,550,000

Median House Price

13/01/2023 - 12/01/2024: \$2,150,000

Comparable Properties



23 Edward St ELSTERNWICK 3185 (REI)

Agent Comments

 2  1  1

Price: \$1,580,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (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.

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