

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/77 Allison Road, Elsternwick VIC 3185

Indicative selling price

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

Single price \$ or range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,551,000 Property type House Suburb Elsternwick

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales

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
24b Foam Street, Elwood VIC 3184	\$1,602,000	21/10/2021
175a Sycamore Street, Caulfield South VIC 3162	\$1,504,000	03/10/2021
1/46 Seymour Road, Elsternwick VIC 3185	\$1,470,000	12/06/2021

This Statement of Information was prepared on: 25/10/2021