Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/66 Downshire Road, Elsternwick Vic 3185
Including suburb and	
postcode	
•	

Indicative selling price

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

Range between	\$640,000	&	\$700,000

Median sale price

Median price	\$690,750	Pro	perty Type Ur	nit		Suburb	Elsternwick
Period - From	01/01/2024	to	31/12/2024	So	ource	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

Address of comparable property		Price	Date of sale
1	1/71 Ormond Rd ELWOOD 3184	\$695,000	23/12/2024
2	2/14 Orrong Rd ELSTERNWICK 3185	\$700,000	07/11/2024
3	5/14 King St ELSTERNWICK 3185	\$685,000	14/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/02/2025 16:18



BigginScott^{*}









Property Type: Apartment

Agent Comments

Indicative Selling Price \$640.000 - \$700.000 **Median Unit Price**

Year ending December 2024: \$690,750

Comparable Properties



1/71 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

Price: \$695,000 Method: Private Sale Date: 23/12/2024 Property Type: Unit



2/14 Orrong Rd ELSTERNWICK 3185 (REI)





Agent Comments

Price: \$700.000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: Apartment



5/14 King St ELSTERNWICK 3185 (REI/VG)

Price: \$685,000 Method: Auction Sale Date: 14/09/2024 Property Type: Unit

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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