

# 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

3/20 College Street, 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

\$780,000

&

\$858,000

### Median sale price

Median price

\$629,000

Property Type

Unit

Suburb

Elsternwick

Period - From

13/07/2022

to

12/07/2023

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	5/100 Cole St BRIGHTON 3186	\$885,000	19/06/2023
2	1/37 Gardenia Rd GARDENVALE 3185	\$820,000	22/05/2023
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:

13/07/2023 13:30



2 1 1

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$780,000 - \$858,000

**Median Unit Price**

13/07/2022 - 12/07/2023: \$629,000

## Comparable Properties



**5/100 Cole St BRIGHTON 3186 (REI)**

**Agent Comments**

2 1 1

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 19/06/2023  
**Property Type:** Villa



**1/37 Gardenia Rd GARDENVALE 3185 (REI)**

**Agent Comments**

2 1 2

**Price:** \$820,000  
**Method:** Sold Before Auction  
**Date:** 22/05/2023  
**Property Type:** Unit

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 - Hodges** | P: 03 9533 0999 | F: 03 9533 0900