

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

2/15 Elm Avenue, Elsternwick Vic 3185

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Elsternwick

Period - From 18/08/2022

to 17/08/2023

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	33/169 Ormond Rd ELWOOD 3184	\$365,000	26/06/2023
2	12/587 Glen Huntly Rd ELSTERNWICK 3185	\$363,500	17/07/2023
3	7/125 Tennyson St ELWOOD 3184	\$313,500	30/06/2023

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:

18/08/2023 10:15



1
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Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

18/08/2022 - 17/08/2023: \$625,000

Comparable Properties



33/169 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$365,000

Method: Private Sale

Date: 26/06/2023

Property Type: Apartment



12/587 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

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Price: \$363,500

Method: Private Sale

Date: 17/07/2023

Property Type: Apartment

Land Size: 1057 sqm approx



7/125 Tennyson St ELWOOD 3184 (REI)

Agent Comments

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 1

Price: \$313,500

Method: Private Sale

Date: 30/06/2023

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000