

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 3/481 Kooyong Rd, Elsternwick VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$329,000 or range between \$ & \$

Median sale price

Median price \$652,000 Property type Unit Suburb ELSTERNWICK

Period - From 1/1/2021 to 31/3/21 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	9/37 Lantana Rd GARDENVALE 3185 VIC	\$ 295,000	20/05/2021
2	2/34 Gardenia Rd GARDENVALE 3185 VIC	\$ 329,000	26/03/2021
3	1/1 Hopetoun St ELSTERNWICK 3185 VIC	\$ 345,000	04/02/2021

This Statement of Information was prepared on: 12/07/2021