

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

9/11 DOWNSHIRE ROAD 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

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

3/7 MULGRAVE STREET ELSTERNWICK VIC 3185	\$485,000	04-Oct-22
9/302 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$495,000	31-Jul-22
9/81-83 CLARENCE STREET CAULFIELD SOUTH VIC 3162	\$507,000	11-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 22 November 2022

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**3/7 MULGRAVE STREET
ELSTERNWICK VIC 3185**
 2  1  1

Sold Price

\$485,000

Sold Date

04-Oct-22

Distance

0.88km

**9/302 GLEN EIRA ROAD
ELSTERNWICK VIC 3185**
 2  1  1

Sold Price

\$495,000

Sold Date

31-Jul-22

Distance

0.89km

**9/81-83 CLARENCE STREET
CAULFIELD SOUTH VIC 3162**
 2  1  1

Sold Price

\$507,000

Sold Date

11-Sep-22

Distance

0.94km
RS = Recent sale

UN = Undisclosed Sale

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