

# 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

125 Orrong Road, 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 \$1,500,000 & \$1,600,000

### Median sale price

Median price \$2,075,000 Property Type House Suburb Elsternwick

Period - From 19/11/2020 to 18/11/2021 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	20 Oak Gr RIPPONLEA 3185	\$1,785,000	17/11/2021
2	31 Mason Av ELWOOD 3184	\$1,725,000	16/11/2021
3	16 Cambridge St CAULFIELD NORTH 3161	\$1,680,000	20/07/2021

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:

19/11/2021 10:41



3 1 1

**Property Type:**  
**Land Size:** 305 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
19/11/2020 - 18/11/2021: \$2,075,000

## Comparable Properties



**20 Oak Gr RIPPONLEA 3185 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,785,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2021  
**Property Type:** House



**31 Mason Av ELWOOD 3184 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,725,000  
**Method:** Auction Sale  
**Date:** 16/11/2021  
**Property Type:** House  
**Land Size:** 240 sqm approx



**16 Cambridge St CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,680,000  
**Method:** Sold Before Auction  
**Date:** 20/07/2021  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 281 sqm approx

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088