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	

Indicative selling price

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

Median sale price

Median price	\$590,000	Pro	perty Type U	nit		Suburb	Elsternwick
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/293 Kooyong Rd ELSTERNWICK 3185	\$485,000	21/11/2024
2	1/65-71 Clarence St ELSTERNWICK 3185	\$490,000	28/10/2024
3	4/2 Parkside St ELSTERNWICK 3185	\$510,000	23/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/02/2025 13:16
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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price \$475,000 - \$520,000 Median Unit Price December quarter 2024: \$590,000

Comparable Properties



2/293 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

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a

Agent Comments

Price: \$485,000 Method: Private Sale Date: 21/11/2024

Property Type: Apartment **Land Size:** 1407 sqm approx



1/65-71 Clarence St ELSTERNWICK 3185 (REI)

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3) 1

Agent Comments

Price: \$490,000 Method: Private Sale Date: 28/10/2024

Property Type: Apartment



4/2 Parkside St ELSTERNWICK 3185 (REI/VG)

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Price: \$510,000

Method: Sold Before Auction

Date: 23/10/2024 Property Type: Unit Agent Comments

Account - Barry Plant | P: 03 9803 0400





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