

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

5/11-13 Bertram Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$652,000

Property Type Unit

Suburb Elsternwick

Period - From 01/01/2021

to 31/03/2021

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	4/4 Yorston Ct ELSTERNWICK 3185	\$508,000	16/05/2021
2	5/23 Hodder St BRIGHTON EAST 3187	\$470,000	27/03/2021
3			

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:

15/06/2021 09:57

5/11-13 Bertram Street, Elsternwick Vic 3185

Jason Isaacs

03 8532 5200

0488 700 789

jason.isaacs@belleproperty.com

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

March quarter 2021: \$652,000



🛏 1 🚿 1 🚗 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/4 Yorston Ct ELSTERNWICK 3185 (REI)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$508,000

Method: Auction Sale

Date: 16/05/2021

Property Type: Apartment



5/23 Hodder St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$470,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment

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.

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018