

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

4/3 Alexandra Avenue, Elsternwick Vic 3185
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Indicative selling price

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

Range between

\$340,000

 &

\$374,000

Median sale price

Median price

\$690,750

 Property Type

Unit

 Suburb

Elsternwick

Period - From

01/01/2024

 to

31/12/2024

 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	8/15 Elm Av ELSTERNWICK 3185	\$360,000	01/11/2024
2	9/481 Kooyong Rd ELSTERNWICK 3185	\$375,000	31/10/2024
3	11/41 Nepean Hwy ELSTERNWICK 3185	\$385,000	04/09/2024

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:

29/01/2025 13:32



1 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$340,000 - \$374,000
Median Unit Price
Year ending December 2024: \$690,750

Comparable Properties



8/15 Elm Av ELSTERNWICK 3185 (VG)

Agent Comments

1 - -

Price: \$360,000
Method: Sale
Date: 01/11/2024
Property Type: Strata Unit/Flat



9/481 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 31/10/2024
Property Type: Unit
Land Size: 1705 sqm approx



11/41 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$385,000
Method: Sold Before Auction
Date: 04/09/2024
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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