

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 139 Orrong Road, Elsternwick

## 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 \$1,400,000 & \$1,500,000

## Median sale price

Median price \$2,000,000 Property type House Suburb Elsternwick

Period - From 01/04/2022 to 30/06/2022 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 5 Glen Eira Road, Ripponlea      | \$1,560,000 | 20/03/2022   |
| 2 160 Alma Road, St Kilda East     | \$1,450,000 | 17/03/2022   |
| 3 21 Larch Street, Caulfield South | \$1,545,000 | 04/05/2022   |

This Statement of Information was prepared on: 15/08/2022