

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

21 Hartington Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$2,135,000

Property Type

House

Suburb

Elsternwick

Period - From

01/07/2021

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	201 Hotham St RIPPONLEA 3185	\$1,725,000	12/05/2022
2	79 Gardenvale Rd GARDENVALE 3185	\$1,685,000	28/05/2022
3	60 Trevelyan St ELSTERNWICK 3185	\$1,615,000	14/05/2022

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:

28/09/2022 09:10



3 2 2

Property Type: House (Res)

Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending June 2022: \$2,135,000

Comparable Properties



201 Hotham St RIPPONLEA 3185 (REI/VG)

Agent Comments

3 1 2

Price: \$1,725,000

Method: Private Sale

Date: 12/05/2022

Property Type: House

Land Size: 362 sqm approx



79 Gardenvale Rd GARDENVALE 3185 (REI/VG)

Agent Comments

4 2 2

Price: \$1,685,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 443 sqm approx



60 Trevelyan St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 1

Price: \$1,615,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 341 sqm approx