## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	21 Hartington Street, Elsternwick Vic 3185
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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#### Median sale price

Median price	\$2,135,000	Pro	perty 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

,	and the companion property		Date of care
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



Date of sale











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)





Price: \$1,725,000 Method: Private Sale Date: 12/05/2022 Property Type: House Land Size: 362 sqm approx **Agent Comments** 



79 Gardenvale Rd GARDENVALE 3185

(REI/VG)





Price: \$1,685,000 Method: Auction Sale Date: 28/05/2022

Property Type: House (Res) Land Size: 443 sqm approx Agent Comments



60 Trevelyan St ELSTERNWICK 3185 (REI/VG) Agent Comments

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Price: \$1,615,000 Method: Auction Sale Date: 14/05/2022

Property Type: House (Res) Land Size: 341 sqm approx

#### Account - Atria Real Estate





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