

# 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 2/44 Oswald Street Elsternwick 3185

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$950,000 & \$1,045,000

## Median sale price

Median price \$637,000 Property type Unit Suburb Elsternwick

Period - From 01/01/2022 to 31/03/2022 Source REIV

## Comparable property sales

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
1/65 Carlingford Street Caulfield South 3162	\$1,051,000	12/12/2021
5/57 Asling Street Brighton 3186	\$1,040,000	16/03/2022
2/86 Martin Street Brighton 3186	\$1,025,000	16/12/2021

This Statement of Information was prepared on: 16/05/2022