

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

11/1-3 CARRE STREET ELSTERNWICK VIC 3185

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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

102/126 BRIGHTON ROAD RIPPONLEA VIC 3185

\$385,000

29-May-23

5/2 YORSTON COURT ELSTERNWICK VIC 3185

\$408,000

10-Jan-23

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 6 months.

This Statement of Information was prepared on: 27 June 2023

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**102/126 BRIGHTON ROAD
RIPPONLEA VIC 3185**

1 1 1

Sold Price

^{RS}

\$385,000

Sold Date

29-May-23

Distance

1.04km



**5/2 YORSTON COURT
ELSTERNWICK VIC 3185**

1 1 1

Sold Price

\$408,000

Sold Date

10-Jan-23

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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