

# 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

38 Prentice Street, Elsternwick Vic 3185

### Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,850,000

Property Type House

Suburb Elsternwick

Period - From 01/07/2022

to

30/09/2022

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	63 Normanby Rd CAULFIELD NORTH 3161	\$1,120,000	06/07/2022
2	38a Chapel St ST KILDA 3182	\$1,036,000	20/08/2022
3	32 Camden St BALACLAVA 3183	\$1,006,000	09/08/2022

**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:

02/11/2022 14:38

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

September quarter 2022: \$1,850,000



**Property Type:** House

Agent Comments

## Comparable Properties



**63 Normanby Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 06/07/2022

**Property Type:** House



**38a Chapel St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$1,036,000

**Method:** Auction Sale

**Date:** 20/08/2022

**Property Type:** House (Res)



**32 Camden St BALACLAVA 3183 (REI/VG)**

Agent Comments



**Price:** \$1,006,000

**Method:** Private Sale

**Date:** 09/08/2022

**Property Type:** House

**Land Size:** 169 sqm approx

**Account - Belle Property Caulfield** | P: 03 8532 5200 | F: 03 9532 4018