

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

24 Prentice Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,300,000

&

\$2,480,000

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	45 Prentice St ELSTERNWICK 3185	\$2,350,000	04/06/2022
2			
3			

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:

10/08/2022 14:01



 4  2  2

Rooms: 7

Property Type: House

Land Size: 410 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,300,000 - \$2,480,000

Median House Price

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

Comparable Properties



45 Prentice St ELSTERNWICK 3185 (REI)

[Agent Comments](#)

 5  2  1

Price: \$2,350,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

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.