Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	24 Prentice Street, Elsternwick Vic 3185
Including suburb and	

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Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$2,300,000 &	\$2,480,000
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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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	45 Prentice St ELSTERNWICK 3185	\$2,350,000	04/06/2022
2			
3			

OR

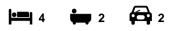
В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/08/2022 14:01









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)

2

(2) 1

Agent Comments

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.

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