

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

6/7 Ross Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$330,000

&

\$363,000

Median sale price

Median price \$705,000

Property Type Unit

Suburb Elsternwick

Period - From 01/01/2021

to 31/12/2021

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	4/31 Docker St ELWOOD 3184	\$360,000	28/09/2021
2	6/191 Brighton Rd ELWOOD 3184	\$352,000	16/12/2021
3	11/41 Clarence St ELSTERNWICK 3185	\$350,000	07/11/2021

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:

31/01/2022 15:13



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Property Type: Apartment

Agent Comments

Comparable Properties



4/31 Docker St ELWOOD 3184 (REI)

Agent Comments

1 1 -

Price: \$360,000

Method: Private Sale

Date: 28/09/2021

Property Type: Apartment



6/191 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$352,000

Method: Private Sale

Date: 16/12/2021

Property Type: Apartment



11/41 Clarence St ELSTERNWICK 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 07/11/2021

Property Type: Apartment