

# 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 Mulgrave 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 \$390,000 & \$429,000

### Median sale price

Median price \$560,000 Property Type Unit 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	9/124 Brighton Rd RIPPONLEA 3185	\$421,000	04/10/2022
2	11/53 Balaclava Rd ST KILDA EAST 3183	\$415,000	29/08/2022
3	3/209 Hotham St RIPPONLEA 3185	\$410,000	05/10/2022

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:

21/11/2022 10:57



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**Property Type:** Apartment

Agent Comments

## Comparable Properties



**9/124 Brighton Rd RIPPONLEA 3185 (REI)**

Agent Comments

2 1 1

**Price:** \$421,000

**Method:** Private Sale

**Date:** 04/10/2022

**Property Type:** Apartment



**11/53 Balaclava Rd ST KILDA EAST 3183 (REI)**

Agent Comments

2 1 -

**Price:** \$415,000

**Method:** Private Sale

**Date:** 29/08/2022

**Property Type:** Apartment



**3/209 Hotham St RIPPONLEA 3185 (REI)**

Agent Comments

2 1 1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 05/10/2022

**Property Type:** Apartment