#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

| Address              | 6/2A Parkside Street, Elsternwick Vic 3185 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

| Range between \$580,000 & \$630,000 |  |
|-------------------------------------|--|
|-------------------------------------|--|

#### Median sale price

| Median price  | \$690,750  | Pro | perty Type U | nit |        | Suburb | Elsternwick |
|---------------|------------|-----|--------------|-----|--------|--------|-------------|
| Period - From | 01/01/2024 | to  | 31/12/2024   |     | 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

| Aut | areas or comparable property           | 1 1100    | Date of Sale |
|-----|--|-----------|--------------|
| 1   | 4/10 St Aubins Av CAULFIELD NORTH 3161 | \$599,000 | 27/10/2024   |
| 2   | 9/10 Maryville St RIPPONLEA 3185       | \$630,000 | 26/10/2024   |
| 3   | 10/2 Parkside St ELSTERNWICK 3185      | \$630,000 | 12/10/2024   |

#### 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: | 18/03/2025 16:42 |
|--|------------------|



Date of sale

## BigginScott<sup>\*</sup>





Property Type: Apartment Agent Comments

**Indicative Selling Price** \$580.000 - \$630.000 **Median Unit Price** Year ending December 2024: \$690,750

### Comparable Properties



4/10 St Aubins Av CAULFIELD NORTH 3161 (REI/VG)

Price: \$599,000 Method: Auction Sale Date: 27/10/2024

Property Type: Apartment

**Agent Comments** 



9/10 Maryville St RIPPONLEA 3185 (REI/VG)





Agent Comments

Price: \$630.000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit



10/2 Parkside St ELSTERNWICK 3185 (REI/VG)





Price: \$630,000 Method: Private Sale Date: 12/10/2024

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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