## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 9/41 Horne Street, Elsternwick Vic 3185

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$660,000		&		\$720,000			
Median sale p	rice							
Median price	\$685,000	Pro	operty Type	Unit			Suburb	Elsternwick
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	222/138 Glen Eira Rd ELSTERNWICK 3185	\$690,000	14/03/2025
2	13/41 Horne St ELSTERNWICK 3185	\$775,000	18/01/2025
3	25/125 Ormond Rd ELWOOD 3184	\$700,000	16/11/2024

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:

24/04/2025 12:34



# BigginScott<sup>\*</sup>

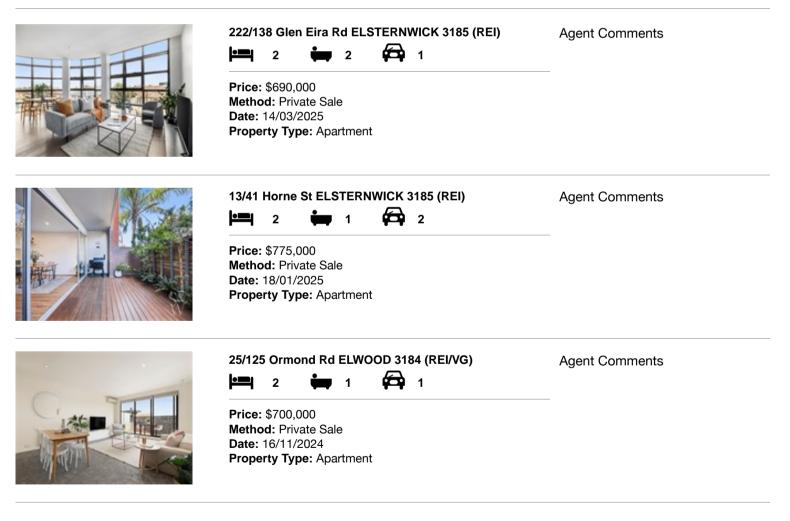




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$660,000 - \$720,000 Median Unit Price Year ending March 2025: \$685,000

## **Comparable Properties**



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



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