### 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

16 Oak Avenue, Elsternwick Vic 3185

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,800,000		&		\$1,980,000				
Median sale price									
Median price	\$1,859,500	Pro	Property Type Hou		se		Suburb	Elsternwick	
Period - From	01/10/2024	to	31/12/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	18 Northern Av BRIGHTON EAST 3187	\$1,956,200	08/11/2024
2	117 Carpenter St BRIGHTON 3186	\$1,960,000	23/08/2024
3	3 Sandham Ct ELSTERNWICK 3185	\$1,950,000	14/08/2024

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:

29/01/2025 13:10



# BigginScott





Property Type: House (Previously Occupied - Detached) Land Size: 594 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price December quarter 2024: \$1,859,500

## **Comparable Properties**

18 Northern Av BRIGHTON EAST 3187 (REI/VG)   19 1 <td< th=""><th>Agent Comments</th></td<>	Agent Comments
117 Carpenter St BRIGHTON 3186 (REI) 4 2 2 2 Price: \$1,960,000 Method: Sold Before Auction Date: 23/08/2024 Property Type: House (Res) Land Size: 603 sqm approx	Agent Comments
3 Sandham Ct ELSTERNWICK 3185 (REI/VG)   3 1 2   Price: \$1,950,000   Method: Private Sale   Date: 14/08/2024   Property Type: House   Land Size: 530 sqm approx	Agent Comments

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



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