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

40 Prentice Street, Elsternwick Vic 3185

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-------------|
| Range betwee | \$1,200,000 | | & | | \$1,320,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,970,000 | Pro | operty Type | Hou | se | | Suburb | Elsternwick |
| Period - From | 01/04/2024 | to | 30/06/2024 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 63 Saturn St CAULFIELD SOUTH 3162 | \$1,320,000 | 25/05/2024 |
| 2 | 7 Alfada St CAULFIELD SOUTH 3162 | \$1,285,000 | 08/05/2024 |
| 3 | 22 Ross St ELSTERNWICK 3185 | \$1,233,500 | 15/02/2024 |

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:

01/08/2024 15:23



BigginScott

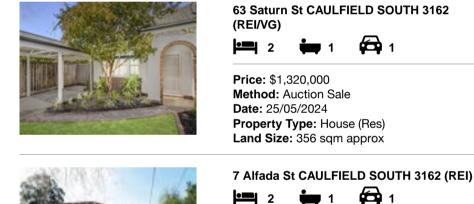




Property Type: House Land Size: 170 sqm approx Agent Comments

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price June guarter 2024: \$1,970,000

Comparable Properties



Method: Auction Sale Property Type: House (Res) Land Size: 356 sqm approx

Agent Comments

Agent Comments



Price: \$1,285,000 Method: Private Sale Date: 08/05/2024 Property Type: Unit



22 Ross St ELSTERNWICK 3185 (REI/VG)

2

Price: \$1,233,500 Method: Sold Before Auction Date: 15/02/2024 Property Type: House (Res) Land Size: 147 sqm approx

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



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments