

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 consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,970,000 Property Type House Suburb Elsternwick

Period - From 01/04/2024 to 30/06/2024 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	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



 2
  1
  0

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

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

Comparable Properties



63 Saturn St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$1,320,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 356 sqm approx



7 Alfada St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 2
  1
  1

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



22 Ross St ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2
  1
  1

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