## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

# Property offered for sale

Sandham Court, Elsternwick Vic 3185
S

#### Indicative selling price

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

Range between	\$2,400,000	&	\$2,640,000

#### Median sale price

Median price	\$1,707,500	Pro	perty Type	House		Suburb	Elsternwick
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	4 Saturn St CAULFIELD SOUTH 3162	\$2,450,000	03/09/2024
2	2 Elizabeth St ELSTERNWICK 3185	\$2,350,000	19/05/2024
3	18 Byron St ELWOOD 3184	\$2,620,000	07/05/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2024 15:48



# BigginScott\*









Property Type: House Land Size: 803 sqm approx

Agent Comments

**Indicative Selling Price** \$2,400,000 - \$2,640,000 Median House Price

September guarter 2024: \$1,707,500

# Comparable Properties



4 Saturn St CAULFIELD SOUTH 3162 (REI)







Price: \$2,450,000

Method: Sold Before Auction

Date: 03/09/2024

Property Type: House (Res) Land Size: 703 sqm approx **Agent Comments** 



2 Elizabeth St ELSTERNWICK 3185 (REI/VG)

**9** 3







Price: \$2,350,000 Method: Auction Sale Date: 19/05/2024

Property Type: House (Res) Land Size: 715 sqm approx **Agent Comments** 



18 Byron St ELWOOD 3184 (REI/VG)





**€** 2

Price: \$2,620,000

Method: Expression of Interest

Date: 07/05/2024 Property Type: House Land Size: 547 sqm approx **Agent Comments** 

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