

# 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

1/59 College Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$2,150,000 Property Type House Suburb Elsternwick

Period - From 01/01/2023 to 31/12/2023 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	4/97 Martin St BRIGHTON 3186	\$1,290,000	12/01/2024
2	1/8 Younger Av CAULFIELD SOUTH 3162	\$1,260,250	29/02/2024
3	3 Davey Av BRIGHTON EAST 3187	\$1,250,000	09/12/2023

**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:

03/04/2024 15:37



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**Property Type:** Town residence

**Land Size:** 270 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

Year ending December 2023: \$2,150,000

## Comparable Properties



4/97 Martin St BRIGHTON 3186 (REI)

Agent Comments

 3  
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  2

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** Townhouse (Single)



1/8 Younger Av CAULFIELD SOUTH 3162 (REI) Agent Comments

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  2

**Price:** \$1,260,250

**Method:** Sold Before Auction

**Date:** 29/02/2024

**Property Type:** House (Res)



3 Davey Av BRIGHTON EAST 3187 (REI/VG) Agent Comments

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**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 09/12/2023

**Property Type:** Villa

**Land Size:** 260 sqm approx