Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 214 Hotham Street, Elsternwick Vic 3185

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,100,000		&		\$1,210,000			
Median sale p	rice							
Median price	\$2,015,000	Pro	operty Type	Hous	se		Suburb	Elsternwick
Period - From	01/07/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	50 Rosamond St BALACLAVA 3183	\$1,125,000	17/08/2024
2	177 Ormond Rd ELWOOD 3184	\$1,101,000	20/07/2024
3	59 Regent St ELSTERNWICK 3185	\$1,150,000	06/07/2024

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:

19/09/2024 12:35



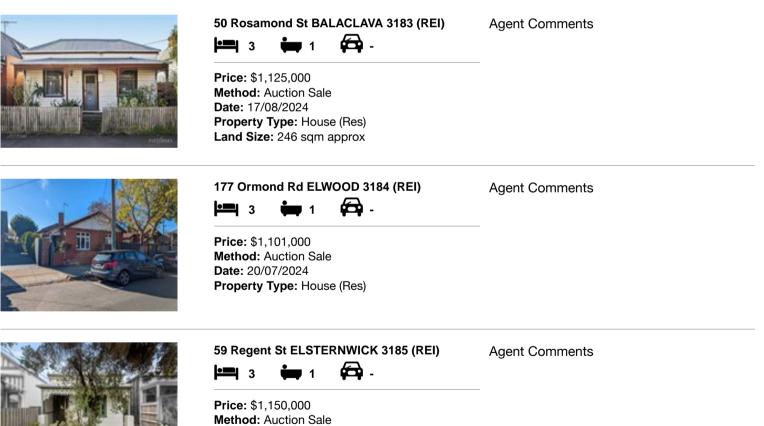
BigginScott





Property Type: House (Previously Occupied - Detached) Land Size: 348 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price Year ending June 2024: \$2,015,000

Comparable Properties



Price: \$1,150,000 Method: Auction Sale Date: 06/07/2024 Property Type: House (Res)

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



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