

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

47 Trevelyan Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,045,000 Property Type House Suburb Elsternwick

Period - From 01/04/2022 to 31/03/2023 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	28 Trevelyan St ELSTERNWICK 3185	\$2,368,000	14/02/2023
2	17 Keeron St CAULFIELD SOUTH 3162	\$2,300,000	03/12/2022
3	23 Bayview St ELSTERNWICK 3185	\$2,260,000	01/04/2023

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:

17/05/2023 16:03



5 3 2

Property Type: House
Land Size: 698 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending March 2023: \$2,045,000

Comparable Properties



28 Trevelyan St ELSTERNWICK 3185 (REI/VG) **Agent Comments**

4 2 2

Price: \$2,368,000
Method: Private Sale
Date: 14/02/2023
Property Type: House
Land Size: 732 sqm approx



17 Keeron St CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

4 2 2

Price: \$2,300,000
Method: Private Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 799 sqm approx



23 Bayview St ELSTERNWICK 3185 (REI) **Agent Comments**

4 2 3

Price: \$2,260,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)

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