## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$2,045,000	Pro	operty Type	Hou	se		Suburb	Elsternwick
Period - From	01/04/2022	to	31/03/2023		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.

Ad	dress 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



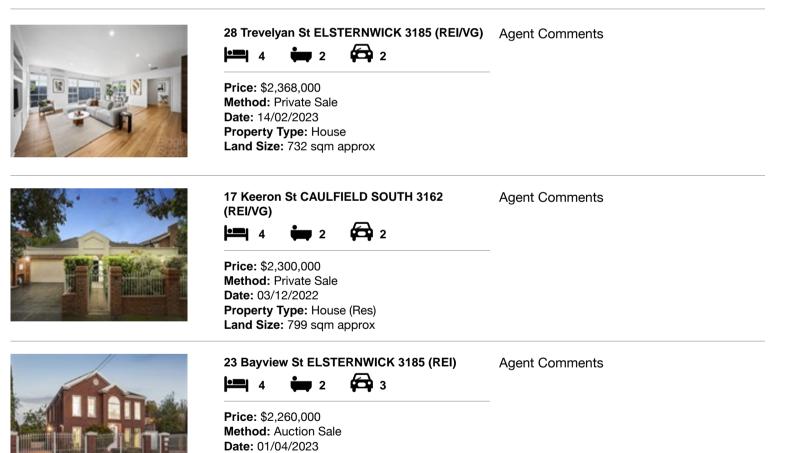






**Property Type:** House **Land Size:** 698 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending March 2023: \$2,045,000

# **Comparable Properties**



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



propertydata

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Property Type: House (Res)

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