

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

11 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$2,280,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2023

to 30/06/2023

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	21 Maryville St RIPPONLEA 3185	\$1,980,000	04/03/2023
2	3 Rupert St ELSTERNWICK 3185	\$1,905,000	26/05/2023
3	32 Loch Av ST KILDA EAST 3183	\$1,880,000	30/07/2023

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:

28/08/2023 12:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
June quarter 2023: \$2,280,000

Comparable Properties



21 Maryville St RIPPONLEA 3185 (REI/VG)

Agent Comments



Price: \$1,980,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 479 sqm approx



3 Rupert St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,905,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 747 sqm approx



32 Loch Av ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,880,000
Method: Auction Sale
Date: 30/07/2023
Property Type: House (Res)

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