## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode 341 Kooyong Road, Elsternwick Vic 3185	suburb and
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#### Indicative selling price

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

Range between \$1,980,000 & \$2,170,000	Range between	\$1,980,000	&	\$2,170,000
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#### Median sale price

Median price	\$2,280,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	2 Carre St ELSTERNWICK 3185	\$2,150,000	29/06/2023
2	12 Miriam St CAULFIELD 3162	\$1,941,000	26/08/2023
3			

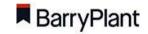
#### OR

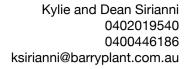
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/09/2023 12:15



Date of sale





Indicative Selling Price \$1,980,000 - \$2,170,000 Median House Price June quarter 2023: \$2,280,000





# Comparable Properties



2 Carre St ELSTERNWICK 3185 (REI)

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Price: \$2,150,000 Method: Private Sale Date: 29/06/2023 Property Type: House Land Size: 840 sqm approx **Agent Comments** 



12 Miriam St CAULFIELD 3162 (REI)



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**Price:** \$1,941,000 **Method:** Auction Sale **Date:** 26/08/2023

Property Type: House (Res) Land Size: 711 sqm approx

**Agent Comments** 

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.

Account - Barry Plant | P: 03 9586 0500



