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

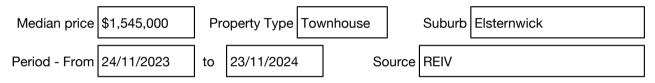
2a Bayview Street, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,950,000

Median sale price



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		Price	Date of sale
1	48 Carlingford St ELSTERNWICK 3185	\$1,810,000	28/08/2024
2	69 Parkside St ELSTERNWICK 3185	\$1,780,000	24/05/2024
3			

OR

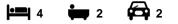
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/11/2024 16:58







Property Type: House Agent Comments

Indicative Selling Price \$1,950,000 Median Townhouse Price 24/11/2023 - 23/11/2024: \$1,545,000

Comparable Properties

48 Carlingford St ELSTERNWICK 3185 (REI/VG) 5 3 6 3 Price: \$1,810,000 Method: Sold Before Auction Date: 28/08/2024 Property Type: Townhouse (Res) Land Size: 248 sqm approx	Agent Comments
69 Parkside St ELSTERNWICK 3185 (REI/VG) 3 2 2 2 Price: \$1,780,000 Method: Private Sale Date: 24/05/2024 Property Type: House (Res) Land Size: 186 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 - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171



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