

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 5/12-14 Blanche Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$747,500

Property Type Unit

Suburb Elsternwick

Period - From 01/04/2024

to 30/06/2024

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	20a Alder St CAULFIELD SOUTH 3162	\$1,260,000	31/07/2024
2	1/434 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,300,000	10/07/2024
3	14/39 Horne St ELSTERNWICK 3185	\$1,267,500	26/03/2024

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:

04/08/2024 17:24

5/12-14 Blanche Street, Elsternwick Vic 3185

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3 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,295,000
Median Unit Price
June quarter 2024: \$747,500

Comparable Properties



20a Alder St CAULFIELD SOUTH 3162 (REI) **Agent Comments**

3 1 2

Price: \$1,260,000
Method: Sold Before Auction
Date: 31/07/2024
Property Type: House (Res)



1/434 Hawthorn Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

3 2 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 10/07/2024
Property Type: Unit
Land Size: 298 sqm approx



14/39 Horne St ELSTERNWICK 3185 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,267,500
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 106 sqm approx

Account - Slater & Levin



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