

# 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

28 Oswald Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,575,000 & \$1,700,000

### Median sale price

Median price \$2,045,000 Property Type House Suburb Elsternwick

Period - From 01/04/2022 to 31/03/2023 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	90a Orrong Rd ELSTERNWICK 3185	\$1,750,000	02/12/2022
2	1/88 Gardenvale Rd GARDENVALE 3185	\$1,675,000	27/05/2023
3	32a Prentice St ELSTERNWICK 3185	\$1,635,000	01/12/2022

**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:

30/05/2023 10:14



3 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,575,000 - \$1,700,000

**Median House Price**

Year ending March 2023: \$2,045,000

## Comparable Properties



**90a Orrong Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,750,000

**Method:** Sold Before Auction

**Date:** 02/12/2022

**Property Type:** House (Res)

**Land Size:** 494 sqm approx



**1/88 Gardenvale Rd GARDENVALE 3185 (REI)**

Agent Comments

3 1 1

**Price:** \$1,675,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 391 sqm approx



**32a Prentice St ELSTERNWICK 3185 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,635,000

**Method:** Private Sale

**Date:** 01/12/2022

**Property Type:** House

**Land Size:** 301 sqm approx

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