

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 407 Kooyong Road, Elsternwick 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,800,000 Property type House Suburb Elsternwick
Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
58 Briggs Street Caulfield 3162	\$1,577,000	18/12/2022
9 Davis Street Elsternwick 3185	\$1,505,000	15/04/2023
237 Hotham Street Ripponlea	\$1,400,000	16/04/2023

This Statement of Information was prepared on: 17/05/2023