

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 46 Carlingford Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$2,300,000

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	2B Buxton St ELSTERNWICK 3185	\$2,353,000	08/04/2023
2	9a Charles St BRIGHTON EAST 3187	\$2,320,000	25/11/2022
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:

29/04/2023 16:41



Property Type: House

Agent Comments

Comparable Properties



2B Buxton St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$2,353,000

Method: Private Sale

Date: 08/04/2023

Property Type: House



9a Charles St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$2,320,000

Method: Sold Before Auction

Date: 25/11/2022

Property Type: Townhouse (Res)

Land Size: 346 sqm approx

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.

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