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

15 Beavis Street, Elsternwick Vic 3185

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$2,015,000	Pro	operty Type	Hou	se		Suburb	Elsternwick
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	214 Hawthorn Rd CAULFIELD NORTH 3161	\$1,775,000	27/07/2024
2	50 Hartington St ELSTERNWICK 3185	\$1,600,000	04/06/2024
3	39 Hartington St ELSTERNWICK 3185	\$1,780,000	24/04/2024

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:

24/09/2024 16:00



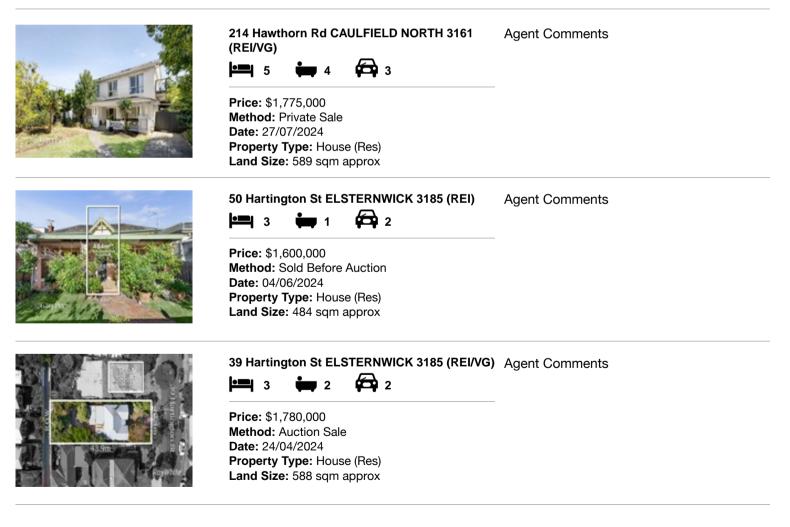
BigginScott





Property Type: Agent Comments Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price Year ending June 2024: \$2,015,000

Comparable Properties



Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



propertydata

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