

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 8/37 Orrong 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 \$485,000 & \$525,000

Median sale price

Median price \$625,000 Property type Apartment 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
6/38 Alder Street Caulfield South 3162	\$505,000	13/04/2023
5/38 Alder Street Caulfield South 3162	\$540,000	17/12/2022
9/11 Downshire Road Elsternwick 3185	\$500,000	04/12/2022

This Statement of Information was prepared on: 22/05/2023