

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

13 Staniland Grove, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$3,300,000

&

\$3,600,000

Median sale price

Median price

\$2,220,000

Property Type

House

Suburb

Elsternwick

Period - From

06/02/2023

to

05/02/2024

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	22 Staniland Gr ELSTERNWICK 3185	\$3,450,000	09/09/2023
2			
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:

06/02/2024 15:49



Property Type: House (Previously Occupied - Detached)

Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

06/02/2023 - 05/02/2024: \$2,220,000

Comparable Properties



22 Staniland Gr ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$3,450,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 681 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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