

# 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 341 Kooyong Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,200,000

### Median sale price

Median price \$2,280,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2023

to 30/06/2023

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	2 Carre St ELSTERNWICK 3185	\$2,150,000	29/06/2023
2	35 Olinda St CAULFIELD SOUTH 3162	\$2,050,000	23/09/2023
3	28 Latrobe St CAULFIELD SOUTH 3162	\$1,980,000	27/08/2023

**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:

25/09/2023 09:51



 3   
  1   
  2

**Property Type:** House (Res)

**Land Size:** 765 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,200,000

**Median House Price**

June quarter 2023: \$2,280,000

## Comparable Properties



**2 Carre St ELSTERNWICK 3185 (REI)**

Agent Comments

 21   
  8   
  3

**Price:** \$2,150,000

**Method:** Private Sale

**Date:** 29/06/2023

**Property Type:** House

**Land Size:** 840 sqm approx



**35 Olinda St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 3   
  1   
  4

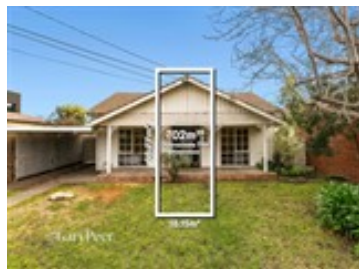
**Price:** \$2,050,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 702 sqm approx



**28 Latrobe St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 4   
  1   
  2

**Price:** \$1,980,000

**Method:** Auction Sale

**Date:** 27/08/2023

**Property Type:** House (Res)

**Land Size:** 702 sqm approx

Account - Barry Plant | P: 03 9586 0500