Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Property offered for sale

Address Including suburb and postcode	
1	

Indicative selling price

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

Range between	\$2,900,000	&	\$3,100,000

Median sale price

Median price	\$1,953,000	Pro	perty Type	House		Suburb	Elsternwick
Period - From	01/10/2023	to	30/09/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	7 Seymour Rd ELSTERNWICK 3185	\$2,950,000	13/11/2024
2	50 Riddell Pde ELSTERNWICK 3185	\$3,110,000	03/10/2024
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:	17/12/2024 14:05



BigginScott^{*}





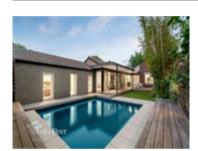
Property Type: House **Land Size:** 960 sqm approx

Agent Comments

Indicative Selling Price \$2,900,000 - \$3,100,000 Median House Price

Year ending September 2024: \$1,953,000

Comparable Properties



7 Seymour Rd ELSTERNWICK 3185 (REI)

4

2

1

1

Price: \$2,950,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: House (Res)

Agent Comments



50 Riddell Pde ELSTERNWICK 3185 (REI)

4





2

Agent Comments

Price: \$3,110,000 Method: Private Sale Date: 03/10/2024 Property Type: House Land Size: 809 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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