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

7 Prentice Street, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$1,700,000		&		\$1,800,000			
Median sale price								
Median price	\$1,707,500	Pro	operty Type	Hou	se		Suburb	Elsternwick
Period - From	01/07/2024	to	30/09/2024		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	75 Seymour Rd ELSTERNWICK 3185	\$1,760,000	26/10/2024
2	61 Prentice St ELSTERNWICK 3185	\$1,823,000	13/10/2024
3	5 Edward St ELSTERNWICK 3185	\$1,695,000	03/08/2024

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:

03/12/2024 10:08









Property Type: House Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price September quarter 2024: \$1,707,500

Comparable Properties

75 Seymour Rd ELSTERNWICK 3185 (REI) 3 2 2 2 Price: \$1,760,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res)	Agent Comments
61 Prentice St ELSTERNWICK 3185 (REI) 3 2 2 1 Price: \$1,823,000 Method: Auction Sale Date: 13/10/2024 Property Type: House (Res)	Agent Comments
5 Edward St ELSTERNWICK 3185 (REI/VG) 3 1 1 1 Price: \$1,695,000 Method: Auction Sale Date: 03/08/2024 Property Type: House (Res) Land Size: 307 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9864 5000



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