

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

2 Gough Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,800,000 & \$3,080,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Elsternwick

Period - From 01/01/2023 to 31/12/2023 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	57 Gardenvale Rd GARDENVALE 3185	\$3,050,000	05/12/2023
2	42 Trevelyan St ELSTERNWICK 3185	\$3,030,000	18/11/2023
3	10 Aileen Av CAULFIELD SOUTH 3162	\$2,770,000	24/03/2024

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:

03/04/2024 11:11



4 bedrooms, 1 bathroom, 2 cars

Property Type: House (Previously Occupied - Detached)

Land Size: 628 sqm approx

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,080,000

Median House Price

Year ending December 2023: \$2,150,000

Comparable Properties



57 Gardenvale Rd GARDENVALE 3185 (REI/VG)

Agent Comments

4 bedrooms, 3 bathrooms, 2 cars

Price: \$3,050,000

Method: Private Sale

Date: 05/12/2023

Property Type: House

Land Size: 529 sqm approx



42 Trevelyan St ELSTERNWICK 3185 (REI)

Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

Price: \$3,030,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)



10 Aileen Av CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

Price: \$2,770,000

Method: Auction Sale

Date: 24/03/2024

Property Type: House (Res)