

# 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 48 Carlingford Street, Elsternwick Vic 3185

### Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,240,000 Property Type House Suburb Elsternwick

Period - From 01/10/2022 to 30/09/2023 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	22b Alder St CAULFIELD SOUTH 3162	\$2,180,000	03/06/2023
2	3b Louise St BRIGHTON EAST 3187	\$2,130,000	22/07/2023
3	1/19 Bertram St ELSTERNWICK 3185	\$1,875,000	06/05/2023

**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: 31/10/2023 16:44



4   3   3

**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
Year ending September 2023: \$2,240,000

## Comparable Properties



**22b Alder St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

4   4   2

**Price:** \$2,180,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 284 sqm approx



**3b Louise St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,130,000  
**Method:** Auction Sale  
**Date:** 22/07/2023  
**Property Type:** Townhouse (Res)



**1/19 Bertram St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

4   2   3

**Price:** \$1,875,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** Townhouse (Res)

**Account - Marshall White** | P: 03 9822 9999