## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

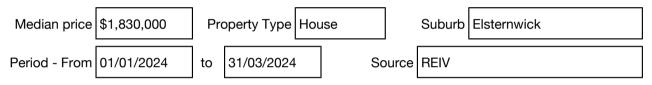
Address Including suburb and postcode

28 Ross Street, Elsternwick Vic 3185

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$1,249,000				

#### Median sale price



### 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	2a Meredith St ELWOOD 3184	\$1,235,000	12/04/2024
2	39a Shoobra Rd ELSTERNWICK 3185	\$1,235,000	03/02/2024
3	22 Ross St ELSTERNWICK 3185	\$1,233,500	15/02/2024

OR

**B\***\_\_\_\_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/07/2024 16:07



# **BigginScott**





Property Type: House Agent Comments Indicative Selling Price \$1,249,000 Median House Price March quarter 2024: \$1,830,000

## **Comparable Properties**



2a Meredith St ELWOOD 3184 (REI/VG)



Price: \$1,235,000 Method: Private Sale Date: 12/04/2024 Property Type: Townhouse (Single) Land Size: 107 sqm approx



39a Shoobra Rd ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$1,235,000 Method: Sold Before Auction Date: 03/02/2024 Property Type: House (Res)



22 Ross St ELSTERNWICK 3185 (REI/VG)



Agent Comments

Agent Comments

Price: \$1,233,500 Method: Sold Before Auction Date: 15/02/2024 Property Type: House (Res) Land Size: 147 sqm approx

#### Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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