

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

21 Prentice Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$2,280,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2023

to 30/06/2023

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	94 Martin St BRIGHTON 3186	\$2,085,000	29/04/2023
2	95 Grosvenor St BALACLAVA 3183	\$1,930,000	04/03/2023
3	21 Myrtle St ST KILDA EAST 3183	\$1,925,000	03/06/2023

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:

02/09/2023 16:49



 4
  3
  1

Property Type: House (Res)

Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000

Median House Price

June quarter 2023: \$2,280,000

Comparable Properties



94 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$2,085,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 420 sqm approx



95 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments

 3
  2
  -

Price: \$1,930,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 344 sqm approx



21 Myrtle St ST KILDA EAST 3183 (REI)

Agent Comments

 4
  2
  2

Price: \$1,925,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 316 sqm approx

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