

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

22 Staniland Grove, Elsternwick Vic 3185

Indicative selling price

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

Range between \$3,150,000 & \$3,450,000

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	9 Heaton Av ELWOOD 3184	\$3,450,000	29/06/2023
2	37 Pine Av ELWOOD 3184	\$3,450,000	03/04/2023
3	93 Asling St BRIGHTON 3186	\$3,195,000	04/03/2023

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:

17/08/2023 10:51



 4
  2
  3

Property Type: House
Land Size: 681 approx sqm
 approx
Agent Comments

Indicative Selling Price
 \$3,150,000 - \$3,450,000
Median House Price
 June quarter 2023: \$2,280,000

Comparable Properties

9 Heaton Av ELWOOD 3184 (REI)

Agent Comments

 5
  2
  3

Price: \$3,450,000
Method: Private Sale
Date: 29/06/2023
Property Type: House (Res)



37 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

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  3
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Price: \$3,450,000
Method: Private Sale
Date: 03/04/2023
Property Type: House
Land Size: 613 sqm approx



93 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$3,195,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 627 sqm approx

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