

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

18/15 Alexandra Avenue, Elsternwick Vic 3185

Indicative selling price

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

Range between \$580,000 & \$610,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Elsternwick

Period - From 07/08/2022 to 06/08/2023 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	24/197 Brighton Rd ELWOOD 3184	\$610,000	16/06/2023
2	16/15 Alexandra Av ELSTERNWICK 3185	\$595,000	17/05/2023
3	6/112-118 Gardenvale Rd GARDENVALE 3185	\$565,000	27/07/2023

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: 07/08/2023 15:31

18/15 Alexandra Avenue, Elsternwick Vic 3185



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$580,000 - \$610,000

Median Unit Price

07/08/2022 - 06/08/2023: \$625,000

Comparable Properties



24/197 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 16/06/2023

Property Type: Apartment



16/15 Alexandra Av ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 17/05/2023

Property Type: Apartment

6/112-118 Gardenvale Rd GARDENVALE 3185 (REI)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 27/07/2023

Property Type: Apartment

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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