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	18/15 Elm Avenue, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Range between \$440,000	&	\$480,000
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Median sale price

Median price	\$624,000	Pro	perty Type U	nit		Suburb	Elsternwick
Period - From	01/04/2023	to	31/03/2024	So	ource	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

Address of comparable property		Price	Date of sale
1	1/105 Grosvenor St BALACLAVA 3183	\$480,000	08/01/2024
2	2/50 Trevelyan St ELSTERNWICK 3185	\$464,000	29/02/2024
3	16/193 Brighton Rd ELWOOD 3184	\$456,000	12/01/2024

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:	04/06/2024 11:55











Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$440,000 - \$480,000 Median Unit Price Year ending March 2024: \$624,000

Comparable Properties



1/105 Grosvenor St BALACLAVA 3183

(REI/VG)

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Price: \$480,000 Method: Private Sale Date: 08/01/2024

Property Type: Apartment

Agent Comments



2/50 Trevelyan St ELSTERNWICK 3185

(REI/VG)

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Price: \$464,000 Method: Private Sale Date: 29/02/2024

Property Type: Apartment

Agent Comments



16/193 Brighton Rd ELWOOD 3184 (REI/VG)

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Price: \$456,000 **Method:** Private Sale **Date:** 12/01/2024

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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