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

18/481-483 Kooyong Road, Elsternwick Vic 3185

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$470,000		&		\$515,000			
Median sale pi	rice							
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Elsternwick
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	206/17 Gordon St ELSTERNWICK 3185	\$500,000	05/12/2023
2	34/2 Gordon St ELSTERNWICK 3185	\$480,000	23/11/2023
3	7/1-3 Duke St CAULFIELD SOUTH 3162	\$470,000	24/10/2023

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:

07/02/2024 11:28



BigginScott





Property Type: Apartment Land Size: 75 sqm approx Agent Comments

Indicative Selling Price \$470,000 - \$515,000 Median Unit Price December quarter 2023: \$640,000

Comparable Properties



206/17 Gordon St ELSTERNWICK 3185 (REI/VG)



Price: \$500,000 Method: Private Sale Date: 05/12/2023 Property Type: Apartment



34/2 Gordon St ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$480,000 Method: Private Sale Date: 23/11/2023 Property Type: Apartment



7/1-3 Duke St CAULFIELD SOUTH 3162 (REI)



6 1

Agent Comments

Agent Comments

Price: \$470,000 Method: Private Sale Date: 24/10/2023 Property Type: Apartment

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





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