### 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

19 Hartington Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$2,240,000	Pro	operty Type	Hou	se		Suburb	Elsternwick
Period - From	01/10/2022	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	35 Lucas St CAULFIELD SOUTH 3162	\$2,410,000	14/10/2023
2	20 Lantana Rd GARDENVALE 3185	\$2,300,000	19/10/2023
3	46 Carlingford St ELSTERNWICK 3185	\$2,300,000	31/05/2023

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:

24/10/2023 09:18



# **JellisCraig**





Rooms: 3 Property Type: House Land Size: 410 sqm approx Agent Comments Sam Hobbs 386445500 0404 164 444 samhobbs@jelliscraig.com.au

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending September 2023: \$2,240,000

## **Comparable Properties**



35 Lucas St CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$2,410,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)

20 Lantana Rd GARDENVALE 3185 (REI)

Agent Comments



Price: \$2,300,000 Method: Sold Before Auction Date: 19/10/2023 Property Type: House Land Size: 707 sqm approx



46 Carlingford St ELSTERNWICK 3185 (REI) Ad



Agent Comments

Price: \$2,300,000 Method: Private Sale Date: 31/05/2023 Property Type: House

#### Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



propertydata

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