

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 consumer.vic.gov.au/underquoting

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,240,000 Property Type House Suburb Elsternwick

Period - From 01/10/2022 to 30/09/2023 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	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

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending September 2023: \$2,240,000



 3  2  1

Rooms: 3

Property Type: House

Land Size: 410 sqm approx

Agent Comments

Comparable Properties



35 Lucas St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4  2  1

Price: \$2,410,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)



20 Lantana Rd GARDENVALE 3185 (REI)

Agent Comments

 4  2  2

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)

Agent Comments

 5  4  3

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