Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	
posicode	

Indicative selling price

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

Range between \$650,000	&	\$715,000
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Median sale price

Median price	\$623,500	Pro	perty Type Un	it		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.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	7/35 Nepean Hwy ELSTERNWICK 3185	\$725,000	17/08/2023
2	2/392 Inkerman St ST KILDA EAST 3183	\$667,000	22/07/2023
3	4/150-152 Brighton Rd RIPPONLEA 3185	\$650,000	07/10/2023

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:	24/10/2023 12:16



Date of sale

BigginScott







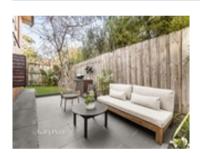


Rooms: 4

Property Type: Apartment Agent Comments

Indicative Selling Price \$650.000 - \$715.000 **Median Unit Price** Year ending September 2023: \$623,500

Comparable Properties



7/35 Nepean Hwy ELSTERNWICK 3185

(REI/VG)

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Price: \$725,000

Method: Sold Before Auction

Date: 17/08/2023

Property Type: Apartment

Agent Comments



2/392 Inkerman St ST KILDA EAST 3183

(REI/VG)

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Price: \$667,000 Method: Auction Sale Date: 22/07/2023

Property Type: Apartment

Agent Comments



4/150-152 Brighton Rd RIPPONLEA 3185 (REI) Agent Comments

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Price: \$650,000 Method: Auction Sale Date: 07/10/2023

Property Type: Apartment

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



