

# 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 3/18-20 Downshire Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$790,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2023 to 31/12/2023 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	2/73 Gordon St ELSTERNWICK 3185	\$778,000	18/11/2023
2	1/76 Orrong Rd ELSTERNWICK 3185	\$740,000	02/12/2023
3	3/11 Crotonhurst Av CAULFIELD NORTH 3161	\$725,500	16/11/2023

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: 19/03/2024 16:22



2 1 1

**Property Type:** Unit  
**Land Size:** 75 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$790,000  
**Median Unit Price**  
December quarter 2023: \$640,000

## Comparable Properties



**2/73 Gordon St ELSTERNWICK 3185 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$778,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Apartment



**1/76 Orrong Rd ELSTERNWICK 3185 (REI/VG)** **Agent Comments**

2 1 2

**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Apartment



**3/11 Crotonhurst Av CAULFIELD NORTH 3161 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$725,500  
**Method:** Auction Sale  
**Date:** 16/11/2023  
**Property Type:** Unit

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