

# 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 3/25 Orrong 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 \$700,000 & \$770,000

### Median sale price

Median price \$627,000 Property Type Unit Suburb Elsternwick

Period - From 01/07/2022 to 30/06/2023 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	1/25 Manor Gr CAULFIELD NORTH 3161	\$745,000	23/06/2023
2	2/4 Alder St CAULFIELD SOUTH 3162	\$730,000	19/08/2023
3	7/35 Nepean Hwy ELSTERNWICK 3185	\$725,000	17/08/2023

**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: 03/10/2023 13:27



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending June 2023: \$627,000

## Comparable Properties



**1/25 Manor Gr CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

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**Price:** \$745,000

**Method:** Sold Before Auction

**Date:** 23/06/2023

**Property Type:** Unit



**2/4 Alder St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

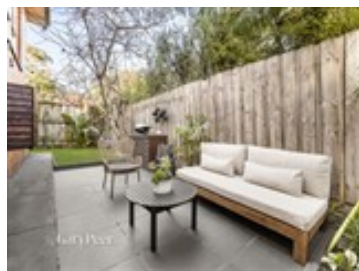
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**Price:** \$730,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** Unit



**7/35 Nepean Hwy ELSTERNWICK 3185 (REI)**

Agent Comments

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**Price:** \$725,000

**Method:** Sold Before Auction

**Date:** 17/08/2023

**Property Type:** Apartment

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