

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 4/11-13 Oswald Street, Elsternwick VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$700,000 & \$770,000

Median sale price

Median price \$615,000 Property type Unit Suburb Elsternwick

Period - From 01/01/2024 to 31/03/2014 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
2/21-23 Newlyn Street, Caulfield	\$780,000	14/04/2024
13/21 Gardenvale Road, Caulfield South	\$700,000	24/01/2024
1/76 Orrong Road, Elsternwick	\$740,000	02/12/2023

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: 16/04/2024