

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 5/12-14 Blanche Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,380,000 Property Type Townhouse Suburb Elsternwick

Period - From 10/07/2023 to 09/07/2024 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	1/7 Newlyn St CAULFIELD 3162	\$1,355,000	28/05/2024
2	2/36 Briggs St CAULFIELD 3162	\$1,291,978	28/02/2024
3	4/4 Marlborough St CAULFIELD NORTH 3161	\$1,260,000	03/03/2024

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: 10/07/2024 13:08

5/12-14 Blanche Street, Elsternwick Vic 3185

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 3  2  1

Property Type: Villa/Unit
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
10/07/2023 - 09/07/2024: \$1,380,000

Comparable Properties



1/7 Newlyn St CAULFIELD 3162 (REI)

Agent Comments

 3  2  2

Price: \$1,355,000
Method: Expression of Interest
Date: 28/05/2024
Property Type: Unit



2/36 Briggs St CAULFIELD 3162 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,291,978
Method: Auction Sale
Date: 28/02/2024
Property Type: House (Res)
Land Size: 344 sqm approx



4/4 Marlborough St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,260,000
Method: Auction Sale
Date: 03/03/2024
Property Type: Townhouse (Res)

Account - Slater & Levin



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