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

5/29 Seymour Road, Elsternwick Vic 3185

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|--------|------------|------|--------|-------------|
| Range betweer | \$390,000 | | & | | \$429,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$624,000 | Pro | operty Type | Unit | | | Suburb | Elsternwick |
| Period - From | 01/04/2023 | to | 31/03/2024 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1 | 6/24 Scott St ELWOOD 3184 | \$408,000 | 16/03/2024 |
| 2 | 4/9 Greig Ct ELWOOD 3184 | \$405,000 | 08/02/2024 |
| 3 | 3/587 Glen Huntly Rd ELSTERNWICK 3185 | \$390,000 | 21/02/2024 |

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:

29/04/2024 17:10



BigginScott





Property Type: Agent Comments

Indicative Selling Price \$390,000 - \$429,000 Median Unit Price Year ending March 2024: \$624,000

Comparable Properties



6/24 Scott St ELWOOD 3184 (VG)



Price: \$408,000 Method: Sale Date: 16/03/2024 Property Type: Strata Unit/Flat Agent Comments

Agent Comments



1 Price: \$405,000

4/9 Greig Ct ELWOOD 3184 (REI/VG)

Method: Private Sale Date: 08/02/2024 Property Type: Apartment

3/587 Glen Huntly Rd ELSTERNWICK 3185 Agent Comments (REI/VG)

1 **É 1**

Price: \$390,000 Method: Private Sale Date: 21/02/2024 Property Type: Apartment

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



propertydata

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