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	9 Edward Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,190,000 Property Type House Suburb Elsternwick

Period - From 01/01/2022 to 31/03/2022 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	299 Kooyong Rd ELSTERNWICK 3185	$1,980,000	20/02/2022
2	24 Myrtle St ST KILDA EAST 3183	$1,980,000	16/12/2021
3	4 Buxton St ELSTERNWICK 3185	$1,940,000	04/02/2022

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: 21/04/2022 10:27

9 Edward Street, Elsternwick Vic 3185



3 2 2

Property Type: House (Res)
Land Size: 315 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
March quarter 2022: $2,190,000

Comparable Properties



299 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

3 2 2

Price: $1,980,000
Method: Auction Sale
Date: 20/02/2022
Property Type: House (Res)
Land Size: 496 sqm approx

Agent Comments



24 Myrtle St ST KILDA EAST 3183 (REI/VG)

3 2 1

Price: $1,980,000
Method: Private Sale
Date: 16/12/2021
Property Type: House
Land Size: 301 sqm approx

Agent Comments



4 Buxton St ELSTERNWICK 3185 (REI)

3 2 1

Price: $1,940,000
Method: Private Sale
Date: 04/02/2022
Property Type: House

Agent Comments

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

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