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	31/1-3 Carre Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $660,000 & $725,000

Median sale price

Median price $706,000 Property Type Unit Suburb Elsternwick

Period - From 01/04/2021 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	5/26 Vautier St ELWOOD 3184	$715,000	05/05/2022
2	8/48 Spray St ELWOOD 3184	$710,000	23/04/2022
3	11/76 Orrong Rd ELSTERNWICK 3185	$700,000	29/04/2022

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: 26/05/2022 15:46

31/1-3 Carre Street, Elsternwick Vic 3185



2 2 2

Property Type: Apartment
Land Size: 84 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $725,000
Median Unit Price
Year ending March 2022: $706,000

Comparable Properties



5/26 Vautier St ELWOOD 3184 (REI)

2 1 1

Price: $715,000
Method: Private Sale
Date: 05/05/2022
Property Type: Apartment

Agent Comments



8/48 Spray St ELWOOD 3184 (REI)

2 1 2

Price: $710,000
Method: Auction Sale
Date: 23/04/2022
Property Type: Apartment

Agent Comments



11/76 Orrong Rd ELSTERNWICK 3185 (REI)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 29/04/2022
Property Type: Apartment

Agent Comments

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

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