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	4/146 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Single price $1,645,000

Median sale price

Median price $1,651,000 Property Type House Suburb Elsternwick

Period - From 01/04/2020 to 30/06/2020 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	17a Byron St ELWOOD 3184	$1,650,000	17/07/2020
2	2/21 Allison Rd ELSTERNWICK 3185	$1,650,000	30/03/2020
3	23 Salisbury St CAULFIELD NORTH 3161	$1,575,000	19/08/2020

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: 10/09/2020 11:38

- -

Property Type:
Agent Comments

Indicative Selling Price
$1,645,000
Median House Price
June quarter 2020: $1,651,000

Comparable Properties



17a Byron St ELWOOD 3184 (VG)

3 - -

Price: $1,650,000
Method: Sale
Date: 17/07/2020
Property Type: House - Attached House N.E.C.
Land Size: 232 sqm approx

Agent Comments



2/21 Allison Rd ELSTERNWICK 3185 (REI/VG)

3 2 2

Price: $1,650,000
Method: Private Sale
Date: 30/03/2020
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments



23 Salisbury St CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,575,000
Method: Private Sale
Date: 19/08/2020
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

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

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.