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	3 St James Parade, Elsternwick Vic 3185

Indicative selling price

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

Single price $1,599,000

Median sale price

Median price $1,950,000 Property Type House Suburb Elsternwick

Period - From 21/03/2020 to 20/03/2021 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	10 Hopetoun St ELSTERNWICK 3185	$1,635,000	17/03/2021
2	319 Nepean Hwy BRIGHTON EAST 3187	$1,601,000	20/03/2021
3	308 North Rd BRIGHTON EAST 3187	$1,515,000	01/03/2021

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: 21/03/2021 11:26

3 St James Parade, Elsternwick Vic 3185



3 1 4

Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price
$1,599,000
Median House Price
21/03/2020 - 20/03/2021: $1,950,000

Comparable Properties



10 Hopetoun St ELSTERNWICK 3185 (REI)

3 2 4

Price: $1,635,000
Method: Private Sale
Date: 17/03/2021
Property Type: House
Land Size: 480 sqm approx

Agent Comments



319 Nepean Hwy BRIGHTON EAST 3187 (REI)

- - -

Price: $1,601,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments



308 North Rd BRIGHTON EAST 3187 (REI)

3 2 5

Price: $1,515,000
Method: Private Sale
Date: 01/03/2021
Property Type: House
Land Size: 645 sqm approx

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.