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	28 Oswald Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $1,675,000 & $1,840,000

Median sale price

Median price $2,045,000 Property Type House Suburb Elsternwick

Period - From 01/04/2022 to 31/03/2023 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	499 Kooyong Rd GARDENVALE 3185	$1,820,000	18/03/2023
2	23 Rusden St BRIGHTON 3186	$1,740,000	12/04/2023
3	8 Nelson St CAULFIELD SOUTH 3162	$1,725,000	22/03/2023

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: 24/05/2023 13:44

28 Oswald Street, Elsternwick Vic 3185



3 2 2

Property Type: House (Res)
Land Size: 465 sqm approx

Agent Comments

Indicative Selling Price
$1,675,000 - $1,840,000
Median House Price
Year ending March 2023: $2,045,000

Comparable Properties



499 Kooyong Rd GARDENVALE 3185 (REI)

3 2 2

Price: $1,820,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)

Agent Comments



23 Rusden St BRIGHTON 3186 (REI)

3 2 2

Price: $1,740,000
Method: Private Sale
Date: 12/04/2023
Property Type: House
Land Size: 525 sqm approx

Agent Comments



8 Nelson St CAULFIELD SOUTH 3162 (REI)

3 2 2

Price: $1,725,000
Method: Sold Before Auction
Date: 22/03/2023
Property Type: House (Res)

Agent Comments

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

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