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	7/14 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Single price $785,000

Median sale price

Median price $640,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2023 to 31/12/2023 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	1/76 Orrong Rd ELSTERNWICK 3185	$740,000	02/12/2023
2	2/5 St Georges Rd ELSTERNWICK 3185	$735,000	14/03/2024
3			

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: 22/03/2024 16:27

7/14 Orrong Road, Elsternwick Vic 3185



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$785,000
Median Unit Price
December quarter 2023: $640,000

Comparable Properties



1/76 Orrong Rd ELSTERNWICK 3185 (REI/VG) Agent Comments

2 1 2

Price: $740,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Apartment



2/5 St Georges Rd ELSTERNWICK 3185 (REI) Agent Comments

2 1 2

Price: $735,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: Apartment

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.

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

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