Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 Willow street Elsternwick

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$	or range between	$1,700,000	&	$1,830,000

Median sale price

Median price	$1,970,000	Property type	House	Suburb	Elsternwick

Period - From	01/04/24	to	31/6/2024	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
8 Myrtle street St Kilda East	$1,740,000	15/03/24
2 Sycamore Grove Balaclava	$1,850,000	28/07/24
40 Rosamond Street Balaclava	$1,838,000	17/05/24

This Statement of Information was prepared on: 30/07/2024