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

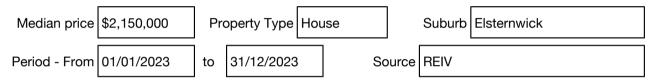
48 Carlingford Street, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	er.vic.gov.au/underquoting	see consum	this price	meaning of	For the
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Single price \$2,198,000

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3b Louise St BRIGHTON EAST 3187	\$2,130,000	22/07/2023
2			
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:

16/01/2024 11:09







Property Type: House (Res) Agent Comments Indicative Selling Price \$2,198,000 Median House Price Year ending December 2023: \$2,150,000

Comparable Properties



3b Louise St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$2,130,000 Method: Auction Sale Date: 22/07/2023 Property Type: Townhouse (Res) Land Size: 322 sqm approx

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 - Marshall White | P: 03 9822 9999



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