

# 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

1/49 Seymour Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$925,000

&

\$1,000,000

### Median sale price

Median price

\$623,500

Property Type

Unit

Suburb

Elsternwick

Period - From

01/10/2022

to

30/09/2023

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	7/17 Oswald St ELSTERNWICK 3185	\$950,000	15/06/2023
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:

17/10/2023 17:29



 2  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$925,000 - \$1,000,000

Median Unit Price

Year ending September 2023: \$623,500

## Comparable Properties

7/17 Oswald St ELSTERNWICK 3185 (VG)

Agent Comments

 3  -  -

Price: \$950,000

Method: Sale

Date: 15/06/2023

Property Type: Flat/Unit/Apartment (Res)

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.