# 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

14 Elster Avenue, Elsternwick Vic 3185

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$2,400,000		&		\$2,600,000			
Median sale p	rice							
Median price	\$2,280,000	Pro	operty Type	Hous	se		Suburb	Elsternwick
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	23 Prahran Gr ELSTERNWICK 3185	\$2,595,000	17/04/2023
2	22 Seymour Rd ELSTERNWICK 3185	\$2,585,000	30/03/2023
3	863 Hampton St BRIGHTON 3186	\$2,550,000	14/03/2023

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:

07/08/2023 11:09









Rooms: 7 Property Type: House Land Size: 592 sqm approx Agent Comments Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price June quarter 2023: \$2,280,000

# **Comparable Properties**



23 Prahran Gr ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$2,595,000 Method: Private Sale Date: 17/04/2023 Property Type: House Land Size: 457 sqm approx



22 Seymour Rd ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$2,585,000 Method: Private Sale Date: 30/03/2023 Property Type: House Land Size: 576 sqm approx

863 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,550,000 Method: Sold Before Auction Date: 14/03/2023 Property Type: House (Res) Land Size: 604 sqm approx

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