

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,280,000 Property Type House Suburb Elsternwick

Period - From 01/04/2023 to 30/06/2023 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	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

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372