

# 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

16 Acacia Street, 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 \$1,900,000 & \$2,050,000

### Median sale price

Median price \$2,150,000 Property Type House Suburb Elsternwick

Period - From 01/01/2023 to 31/12/2023 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	14b Loch Av ST KILDA EAST 3183	\$2,085,000	29/09/2023
2	8/7 Nelson St BALACLAVA 3183	\$2,000,000	21/12/2023
3	57 Spray St ELWOOD 3184	\$1,975,000	27/02/2024

**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:

21/03/2024 14:06

Brendan Walker  
03 8578 0388  
0459 763 955

brendanwalker@theagency.com.au

**Indicative Selling Price**

\$1,900,000 - \$2,050,000

**Median House Price**

Year ending December 2023: \$2,150,000



4 3 2

**Rooms:** 6

**Property Type:** House

**Land Size:** 344 sqm approx

Agent Comments

## Comparable Properties



14b Loch Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

4 3 2

**Price:** \$2,085,000

**Method:** Private Sale

**Date:** 29/09/2023

**Property Type:** House (Res)

**Land Size:** 325 sqm approx



8/7 Nelson St BALACLAVA 3183 (REI/VG)

Agent Comments

4 3 3

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** Townhouse (Single)



57 Spray St ELWOOD 3184 (REI)

Agent Comments

3 1 2

**Price:** \$1,975,000

**Method:** Sold Before Auction

**Date:** 27/02/2024

**Property Type:** House (Res)

**Land Size:** 323 sqm approx