

# 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

18/15 Elm 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 \$440,000 & \$480,000

### Median sale price

Median price \$624,000 Property Type Unit Suburb Elsternwick

Period - From 01/04/2023 to 31/03/2024 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	1/105 Grosvenor St BALACLAVA 3183	\$480,000	08/01/2024
2	2/50 Trevelyan St ELSTERNWICK 3185	\$464,000	29/02/2024
3	16/193 Brighton Rd ELWOOD 3184	\$456,000	12/01/2024

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:

04/06/2024 11:55



2   -  

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

Year ending March 2024: \$624,000

## Comparable Properties



**1/105 Grosvenor St BALACLAVA 3183 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 08/01/2024

**Property Type:** Apartment



**2/50 Trevelyan St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$464,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** Apartment



**16/193 Brighton Rd ELWOOD 3184 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$456,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** Apartment