

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 222 Glen Eira Road, Elsternwick Victoria 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price N/A or range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,710,000 Property type HOUSE Suburb ELSTERNWICK

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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. 47 Milburn Gr ST KILDA EAST 3183	\$2,156,000	29/10/2023
2. 28 Sebastopol St CAULFIELD NORTH 3161	\$2,100,000	10/06/2023
3. 12 Edinburgh Av CAULFIELD 3162	\$2,080,000	20/08/2023

This Statement of Information was prepared on: 03/11/2023