

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 23 Elsvern Avenue, Belmont, VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,795,000 & \$1,895,000

### Median sale price

Median price \$693,750 Property type House Suburb BELMONT  
Period - From 14/06/2023 to 13/06/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	171 Skene Street Newtown Vic 3220	\$1,845,000	2023-07-14
2	36-38 Rivergum Drive Highton Vic 3216	\$1,840,000	2024-01-11
3	26 Retreat Road Newtown Vic 3220	\$1,810,000	2023-05-25

This Statement of Information was prepared on: 14/06/2024

