

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

| |
|--|
| 3/16 St Georges Road, Elsternwick Vic 3185 |
|--|

Indicative selling price

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

Range between

| |
|-------------|
| \$1,000,000 |
|-------------|

 &

| |
|-------------|
| \$1,100,000 |
|-------------|

Median sale price

Median price

| |
|-------------|
| \$1,400,000 |
|-------------|

 Property Type

| |
|-----------|
| Townhouse |
|-----------|

 Suburb

| |
|-------------|
| Elsternwick |
|-------------|

Period - From

| |
|------------|
| 01/03/2023 |
|------------|

 to

| |
|------------|
| 29/02/2024 |
|------------|

 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 | 9/33 Nepean Hwy ELSTERNWICK 3185 | \$1,100,000 | 14/10/2023 |
| 2 | 1/11 Hartington St ELSTERNWICK 3185 | \$1,040,000 | 29/11/2023 |
| 3 | 11/83-89 Brighton Rd ELWOOD 3184 | \$1,020,000 | 14/11/2023 |

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:

| |
|------------------|
| 01/03/2024 17:16 |
|------------------|



3 2 1

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
01/03/2023 - 29/02/2024: \$1,400,000

Comparable Properties



9/33 Nepean Hwy ELSTERNWICK 3185
(REI/VG)

Agent Comments

2 2 1

Price: \$1,100,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Townhouse (Res)



1/11 Hartington St ELSTERNWICK 3185
(REI/VG)

Agent Comments

3 2 2

Price: \$1,040,000
Method: Auction Sale
Date: 29/11/2023
Property Type: Unit



11/83-89 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$1,020,000
Method: Private Sale
Date: 14/11/2023
Property Type: Townhouse (Res)

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