Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/16 St Georges Road, Elsternwick Vic 3185

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-------------|
| Range betwee | \$1,000,000 | | & | | \$1,100,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,400,000 | Pro | operty Type | Том | nhouse | | Suburb | Elsternwick |
| Period - From | 01/03/2023 | to | 29/02/2024 | | So | urce | 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.

| Ad | dress 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









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)



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



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



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

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



Agent Comments

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





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